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DIRECTORY OF CONTINUING CARE  
AND  
RETIREMENT COMMUNITIES  
IN  
SOUTH CAROLINA



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Joint Legislative Committee on Aging  
212 Blatt Building, P.O. Box 11867  
Columbia, SC 29211  
(803) 734-2995

Representative Patrick B. Harris, Chairman

## INTRODUCTION

The 1989 Directory of Continuing Care and Retirement Communities in South Carolina is the third publication of the Joint Legislative Committee on Aging that addresses the increasing housing needs of South Carolina's elderly population by compiling a listing and the location of available facilities.

In 1982 the Committee developed a directory at the request of the S.C. Commission on Aging entitled Housing for Senior Citizens in South Carolina. Available housing information was obtained by sending survey forms to the regional Area Agencies on Aging, S.C. Association of Housing Authority Directors, church-related facilities and other facilities identified for the elderly.

In 1987 the Committee published the Directory of Life Care and Retirement Communities in South Carolina that identified communities according to services provided. Life care communities were defined as providing nursing home services on the premises or having contractual agreements with area nursing homes.

The 1989 Directory of Continuing Care and Retirement Communities in South Carolina was developed to aid senior citizens in selecting retirement housing. Surveys were distributed to retirement communities identified through an extensive mailing list provided by the S.C. Retirement Communities Association as well as those communities contained in previous Committee publications. The communities identified whether they considered themselves a continuing care facility or an independent living retirement community.

All information included in the Directory was obtained with the excellent cooperation of the facilities from the surveys and has not been verified by the Committee. We suggest that for additional information, you may contact the retirement communities directly.

On behalf of the Committee, I extend our services in assisting your decision concerning your new home. We are here to serve your needs and appreciate the opportunity to provide you with valuable information.

Representative Patrick B. Harris  
Chairman

June 1989



SOUTH CAROLINA  
COUNTY OUTLINE MAP

## TABLE OF CONTENTS

Introduction.....	i
SC County Outline Map.....	ii
Alphabetical Listing.....	vi
Nursing Homes on Site.....	viii

### ABBEVILLE COUNTY

Due West Retirement Center.....	1
---------------------------------	---

### AIKEN COUNTY

Croft House, Inc.....	2
Kalmia Landing.....	3
Laurel Creek.....	4
The Ledges.....	5
Trinity Place of Aiken.....	6
Woodside Plantation.....	7

### ANDERSON COUNTY

Anderson Place.....	8
Kensington - Calhoun.....	9
Walnut Creek Community.....	10

### BEAUFORT COUNTY

The Cypress.....	11
Oyster Cove.....	12
Rose Hill Plantation.....	13
The Seabrook of Hilton Head.....	14

### CHARLESTON COUNTY

Ansonborough House.....	15
Bishop Gadsden Episcopal Community.....	16
Brighton Place.....	17
Buskirk St. Housing for the Elderly.....	18
Canterbury House.....	19
Cooper Hall.....	20
The Elms of Charleston.....	21
The Franke Home.....	22
John's Island Community Development Fund.....	23
Joseph Floyd Manor.....	24
Sandpiper Village.....	25
The Sherman House.....	26

### CLARENDON COUNTY

Sigfield Golf Resort.....	27
---------------------------	----

### DARLINGTON COUNTY

Bethea Baptist Home.....	28
--------------------------	----

### DORCHESTER COUNTY

Jensen's Southern Palms.....	29
Pine Ridge Elderly Housing.....	30
Presbyterian Home of S.C. - Summerville.....	31

**FLORENCE COUNTY**

The Carolinian.....	32
Methodist Manor of the Pee Dee.....	33
McClenaghan Place.....	34
Presbyterian Home of S.C. - Florence.....	35

**GREENVILLE COUNTY**

Ells Country Estates.....	36
The Bayberry - Greer.....	37
Greenville Summit.....	38
Highland Valley.....	39
McBee Apartments.....	40
Rolling Green Village.....	41
Stroud Memorial Sheltered Care.....	42
Swansgate.....	43
Swansgate Retirement Community.....	44

**GREENWOOD COUNTY**

The Bayberry - Greenwood.....	45
Greenwood Methodist Home.....	46

**HORRY COUNTY**

Beachwood at the Heritage.....	47
Colonial Charter.....	48
Covenant Towers.....	49
Island Green Country Club.....	50
Jensen's Magnolia Grove.....	51
The Lakes.....	52
Myrtle Beach Manor.....	53
Myrtle Trace Retirement Community.....	54
Seniors' Country Club.....	55
Woodlake.....	56

**KERSHAW COUNTY**

Springdale Village.....	57
-------------------------	----

**LANCASTER COUNTY**

Lancaster Manor Apartment.....	58
--------------------------------	----

**LAURENS COUNTY**

Aberdeen Place.....	59
Frampton Hall.....	60
Martha Franks Baptist Retirement Center.....	61
Presbyterian Home of S.C. - Laurens.....	62

**LEXINGTON COUNTY**

Asbury Arms.....	63
Hulon Greene Retirement Community.....	64
Presbyterian Home of S.C. - Columbia.....	65
S.C. Episcopal Retirement Community at Still Hopes.....	66
Timberlake Plantation.....	67

**MCCORMICK COUNTY**

Savannah Lakes Village.....	68
-----------------------------	----



**OCONEE COUNTY**

Chickasaw Point.....	69
Keowee Key.....	70

**ORANGEBURG COUNTY**

Bradford Village.....	71
Chapel Creek Plantation.....	72
The Methodist Home.....	73
Pecan Grove Elderly Housing.....	74
Santee Cooper Resort.....	75

**PICKENS COUNTY**

Clemson Downs.....	76
Countryside Manor.....	77

**RICHLAND COUNTY**

Christopher Towers.....	78
Ensor Forest.....	79
Finlay House.....	80
The Lowman Home.....	81
Regenisis.....	82
Woods Edge Apartments.....	83

**SPARTANBURG COUNTY**

Heritage Court.....	84
Skylyn Place.....	85
White Oak Estates.....	86

**YORK COUNTY**

Westminster Towers.....	87
-------------------------	----

## ALPHABETICAL LISTING

Aberdeen Place, Laurens County.....	59
Anderson Place, Anderson County.....	8
Ansonborough House, Charleston County.....	15
Asbury Arms, Lexington County.....	63
The Bayberry - Greenwood, Greenwood County.....	45
The Bayberry - Greer, Greenville County.....	37
Beachwood at the Heritage, Horry County.....	47
Bethea Baptist Home, Darlington County.....	28
Bishop Gadsden Episcopal Community, Charleston County.....	16
Bradford Village, Orangeburg County.....	71
Brighton Place, Charleston County.....	17
Buskirk St. Housing for the Elderly, Charleston County.....	18
Canterbury House, Charleston County.....	19
The Carolinian, Florence County.....	32
Chapel Creek Plantation, Orangeburg County.....	72
Chickasaw Point, Oconee County.....	69
Christopher Towers, Richland County.....	78
Clemson Downs, Pickens County.....	76
Colonial Charter, Horry County.....	48
Cooper Hall, Charleston County.....	20
Countryside Manor, Pickens County.....	77
Covenant Towers, Horry County.....	49
Croft House, Inc., Aiken County.....	2
The Cypress, Beaufort County.....	11
Due West Retirement Center, Abbeville County.....	1
Ells Country Estates, Greenville County.....	36
The Elms of Charleston, Charleston County.....	21
Ensor Forest, Richland County.....	79
Finlay House, Richland County.....	80
Frampton Hall, Laurens County.....	60
The Franke Home, Charleston County.....	22
Greenville Summit, Greenville County.....	38
Greenwood Methodist Home, Greenwood County.....	46
Heritage Court, Spartanburg County.....	84
Highland Valley, Greenville County.....	39
Hulon Greene Retirement Community, Lexington County.....	64
Island Green Country Club, Horry County.....	50
Jensen's Magnolia Grove, Horry County.....	51
Jensen's Southern Palms, Dorchester County.....	29
John's Island Community Development Fund, Charleston County.....	23
Joseph Floyd Manor, Charleston County.....	24
Kalmia Landing, Aiken County.....	3
Kensington - Calhoun, Anderson County.....	9
Keowee Key, Oconee County.....	70
The Lakes, Horry County.....	52
Lancaster Manor Apartment, Lancaster County.....	58
Laurel Creek, Aiken County.....	4
The Ledges, Aiken County.....	5
The Lowman Home, Richland County.....	81
Martha Franks Baptist Retirement Center, Laurens County.....	61

McBee Apartments, Greenville County.....	40
McClenaghan Place, Florence County.....	34
The Methodist Home, Orangeburg County.....	73
Methodist Manor of the Pee Dee, Florence County.....	33
Myrtle Beach Manor, Horry County.....	53
Myrtle Trace Retirement Community, Horry County.....	54
Oyster Cove, Beaufort County.....	12
Pecan Grove Elderly Housing, Orangeburg County.....	74
Pine Ridge Elderly Housing, Dorchester County.....	30
Presbyterian Home of S.C. - Columbia, Lexington County.....	65
Presbyterian Home of S.C. - Florence, Florence County.....	35
Presbyterian Home of S.C. - Laurens, Laurens County.....	62
Prebyterian Home of S.C. - Summerville, Dorchester County.....	31
Regenisis, Richland County.....	82
Rolling Green Village, Greenville County.....	41
Rose Hill Plantation, Beaufort County.....	13
Sandpiper Village, Charleston County.....	25
Santee Cooper Resort, Orangeburg County.....	75
Savannah Lakes Village, McCormick County.....	68
S.C. Episcopal Retirement Community	
at Still Hopes, Lexington County.....	66
The Seabrook of Hilton Head, Beaufort County.....	14
Seniors' Country Club, Horry County.....	55
The Sherman House, Charleston County.....	26
Sigfield Golf Resort, Charleston County.....	27
Skylyn Place, Spartanburg County.....	85
Springdale Village, Kershaw County.....	57
Stroud Memorial Sheltered Care, Greenville County.....	42
Swansgate, Greenville County.....	43
Swansgate Retirement Community, Greenville County.....	44
Timberlake Plantation, Lexington County.....	67
Trinity Place of Aiken, Aiken County.....	6
Walnut Creek Community, Anderson County.....	10
Westminster Towers, York County.....	87
White Oak Estates, Spartanburg County.....	86
Woodlake, Horry County.....	56
Woods Edge Apartments, Richland County.....	83
Woodside Plantation, Aiken County.....	7



## NURSING HOMES ON SITE

Anderson Place, Anderson County.....	8
Bethea Baptist Home, Darlington County.....	28
Clemson Downs, Pickens County.....	76
Covenant Towers, Horry County.....	49
The Cypress, Beaufort County.....	11
Greenwood Methodist Home, Greenwood County.....	46
Highland Valley, Greenville County.....	39
Laurel Creek, Aiken County.....	4
The Lowman Home, Richland County .....	81
Martha Franks Baptist Retirement Center, Laurens County.....	61
The Methodist Home, Orangeburg County.....	72
Myrtle Beach Manor, Horry County.....	53
Presbyterian Home of S.C. - Florence, Florence County.....	35
Presbyterian Home of S. C. - Laurens, Laurens County.....	62
Presbyterian Home of S.C. - Summerville, Dorchester County.....	31
Regenisis, Richland County.....	82
Rolling Green Village, Greenville County.....	41
Savannah Lakes Village, McCormick County.....	68
The Seabrook of Hilton Head, Beaufort County.....	14
S. C. Episcopal Retirement Community, Lexington County.....	66
Skylyn Place, Spartanburg County.....	85
Springdale Village, Kershaw County.....	57
Stroud Memorial Sheltered Care, Greenville County.....	42
Westminister Towers, York County.....	87
White Oak Estates, Spartanburg County.....	86

**DUE WEST RETIREMENT CENTER    Abbeville County**  
**Anderson Street**  
**P.O. Box 307**  
**Due West, S.C. 29639**  
**(803) 379-2570**  
**Dr. Betty W. Berrios, Director**

**TYPE OF FACILITY:**    RETIREMENT & CONTINUING CARE COMMUNITY

-Residential capacity: 80  
-72 detached houses, apartments, duplexes, & private rooms  
-35% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>X</u> assisted living plan	<u>security patrol</u>
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>nurse on staff</u>	<u>X</u> transportation
<u>golf on site</u>	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>pool</u>		<u>donation required</u>
<u>social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>emergency telephone</u>	<u>X</u> maintenance fee
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>congregate meal plan</u>	<u>available</u>
<u>visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>X</u> walking path	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>X</u> handicapped accom.	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>      </u>	<u>X</u>
3. Is the retirement community church related? Which denomination? <u>Assoc. Ref. Pres.</u>	<u>X</u>	<u>      </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>Annual audit is public information.</u>	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent? <u>Admission Committee screens to avoid this and have had no incident of it</u>	<u>      </u>	<u>      </u>
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Contract calls for them to assume such costs. Insurance &amp; Medicare are required for admission</u>	<u>      </u>	<u>      </u>
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>2 weeks at no cost</u>	<u>      </u>	<u>      </u>

**INTEREST POINTS:**

-Miles to nearest hospital	<u>13</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>55</u>	-Miles to Blue Ridge Mtns.	<u>15</u>
-Miles to nearest shopping mall	<u>12</u>	-Miles to Atlantic Ocean	<u>200</u>

**CROFT HOUSE, INC.**  
**356 York Street, North East**  
**Aiken, SC 29801**  
**(803) 648-0771**  
**Elaine Whitaker, Administrator**

**Aiken County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 64
- 60 high rise
- 10% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☐ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☒ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☒ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☒ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☒ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☒ rental agreements
- ☐ available
- ☐ income requirements
- ☒ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?       | <u>      </u> | <u>X</u>      |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Resident Meetings</u> | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

Contact responsible person

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 90 days

**INTEREST POINTS:**

- |                                 |            |                            |            |
|---------------------------------|------------|----------------------------|------------|
| -Miles to nearest hospital      | <u>3.5</u> | -Miles to nearest grocery  | <u>.2</u>  |
| -Miles to nearest major airport | <u>25</u>  | -Miles to Blue Ridge Mtns. | <u>250</u> |
| -Miles to nearest shopping mall | <u>2</u>   | -Miles to Atlantic Ocean   | <u>200</u> |

**KALMIA LANDING**  
**205 Landing Drive**  
**Aiken, S.C. 29801**  
**(803) 649-5391**  
**Dorothy McLaughlin, Exec. Director**

**Aiken County**

**TYPE OF FACILITY: RETIREMENT COMMUNITY**

- Residential capacity: 149
- 149 villas, patio homes, & 3-floor condominium building
- % of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>X</u> clubhouse	<u>  </u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>X</u> security gate
<u>X</u> garden plot	<u>  </u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>X</u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>X</u> pool		<u>  </u> donation required
<u>  </u> social director	<b>Other:</b>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>  </u> rental agreements
<u>X</u> tennis	<u>  </u> congregate meal plan	<u>  </u> available
<u>X</u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>  </u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. Is there a contractual agreement?  | <u>  </u>  | <u>X</u>  |
| 2. Is the retirement community government subsidized?   | <u>  </u>  | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? <u>                    </u>                                | <u>  </u>  | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                   | <u>  </u>  | <u>X</u>  |
| 5. Is the refund method outlined in contract?   | <u>X</u>   | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Yes</u>                           |            |           |
| 7. What is the policy regarding residents who become insolvent?   |            |           |
| <u>n/a</u>  |            |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>n/a</u>             |            |           |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>n/a</u> |            |           |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>.5</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>15</u>	-Miles to Blue Ridge Mtns.	
-Miles to nearest shopping mall	<u>1</u>	-Miles to Atlantic Ocean	<u>3hrs.</u>



## Aiken County

- Residential capacity: 84
- 84 high rise
- % of residents from other states

- security patrol
- security gate
- transportation
- service
- homeowners' assoc.
- entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- rental agreements
- available
- income requirements
- X age eligibility
- requirements

1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>X</u>	<u>      </u>
3. Is the retirement community church related? Which denomination? _____	<u>      </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent?	<u>      </u>	<u>      </u>

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None unless damages are left.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 30 days

-Miles to nearest hospital	<u>10</u>	-Miles to nearest grocery	<u>2</u>
-Miles to nearest major airport	<u>20</u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>2</u>	-Miles to Atlantic Ocean	<u>      </u>



TRINITY PLACE OF AIKEN      Aiken County  
 213 Laurens Ave.  
 224 Barnwell Ave., N.W.  
 Aiken, S.C. 29811  
 (803) 648-9993  
 Ted Hammond, Exec. Director

**TYPE OF FACILITY:**    RETIREMENT COMMUNITY

- Residential capacity: 154
- 77 high rise & apartments
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>  </u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>X</u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>X</u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>  X  </u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>      </u>	<u>  X  </u>
3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>	<u>  X  </u>	<u>      </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>  X  </u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>  X  </u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>Open book policy</u>		
7. What is the policy regarding residents who become insolvent?		

They must move - ours is a "rental" facility.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Since ours are primarily a

rental lease - upon transfer, no financial responsibility to us.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Negotiable

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  4  </u>	-Miles to nearest grocery	<u>  .5  </u>
-Miles to nearest major airport	<u> 25 </u>	-Miles to Blue Ridge Mtns.	<u> 200 </u>
-Miles to nearest shopping mall	<u>  2 </u>	-Miles to Atlantic Ocean	<u> 135 </u>

## Aiken County

- Residential capacity: 3500
- 400 detached houses
- 45% of residents from other states

- ☒ security patrol
- ☒ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements available
- ☐ income requirements
- ☐ age eligibility requirements

1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>X</u>	<u>      </u>
3. Is the retirement community church related? Which denomination?	<u>      </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? Brochures & newsletter	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent?	<u>      </u>	<u>      </u>

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? N/A

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? N/A

-Miles to nearest hospital	<u>7</u>	-Miles to nearest grocery	<u>2</u>
-Miles to nearest major airport	<u>124</u>	-Miles to Blue Ridge Mtns.	<u>150</u>
-Miles to nearest shopping mall	<u>2</u>	-Miles to Atlantic Ocean	<u>150</u>

ANDERSON PLACE  
311 Simpson Road  
Anderson, SC 29621  
(803) 261-3875

Anderson County

Arlis Hinson, Administrator

TYPE OF FACILITY: RETIREMENT & CONTINUING CARE COMMUNITY

-Residential capacity:

-70 cluster homes & 44 nursing home beds

-35% of residents from other states

SERVICES AVAILABLE:

Recreation:

X clubhouse

   fishing

X garden plot

   golf on site

   greenhouse

   marina

X pool

X social director

X spa/hydrotherapy

   pool

   tennis

X visitor tours

   walking path

   woodworking shop

Health-Related:

   assisted living plan

X medical center

X nurse on staff

X nursing home on site

X nursing home privileges

X 24-hour front desk

Other:

X emergency telephone

   communications

X congregate meal plan

   neighborhood watch

   program

X handicapped accom.

X security patrol

X security gate

X transportation

   service

   homeowners' assoc.

X entrance fee/deposit

   donation required

   fee simple ownership

   maintenance fee

   rental agreements

   available

   income requirements

X age eligibility

   requirements

CONTRACTUAL INFORMATION:

- |   | YES           | NO            |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?         | <u>      </u> | <u>  X  </u>  |
| 5. Is the refund method outlined in contract?   | <u>      </u> | <u>  X  </u>  |
| 6. How is information on the financial soundness of the community shared with residents? <u>At time of entrance</u> | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

N/A

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Depending on contract liable

for daily rate

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Generally 30 days

INTEREST POINTS:

-Miles to nearest hospital	<u>  1  </u>	-Miles to nearest grocery	<u>  .2  </u>
-Miles to nearest major airport	<u> 20 </u>	-Miles to Blue Ridge Mtns.	<u> 100 </u>
-Miles to nearest shopping mall	<u>  2 </u>	-Miles to Atlantic Ocean	<u> 200 </u>

**KENSINGTON - CALHOUN**  
**402 North Main Street**  
**Anderson, SC 29621**  
**(803) 226-4426**  
**Laura Aanenson, Exec. Director**

Anderson County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 100
- 100 high rise
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>  </u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>X</u> fishing	<u>X</u> medical center	<u>  </u> security gate
<u>X</u> garden plot	<u>  </u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>X</u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?               | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Resident Council meetings</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

Discharge

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?   n/a
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Until resident requests termination of agreement.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  1  </u>	-Miles to nearest grocery	<u>  1  </u>
-Miles to nearest major airport	<u> 35 </u>	-Miles to Blue Ridge Mtns.	<u> 60 </u>
-Miles to nearest shopping mall	<u>  2 </u>	-Miles to Atlantic Ocean	<u> 200 </u>

## Anderson County

- Residential capacity: 70
- 70 individual owner manufactured homes
- 20% of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<input checked="" type="checkbox"/> clubhouse	<input type="checkbox"/> assisted living plan	<input type="checkbox"/> security patrol
<input checked="" type="checkbox"/> fishing	<input type="checkbox"/> medical center	<input type="checkbox"/> security gate
<input type="checkbox"/> garden plot	<input type="checkbox"/> nurse on staff	<input type="checkbox"/> transportation
<input type="checkbox"/> golf on site	<input type="checkbox"/> nursing home on site	<input type="checkbox"/> service
<input type="checkbox"/> greenhouse	<input type="checkbox"/> nursing home privileges	<input type="checkbox"/> homeowners' assoc.
<input type="checkbox"/> marina	<input type="checkbox"/> 24-hour front desk	<input type="checkbox"/> entrance fee/deposit
<input checked="" type="checkbox"/> pool		<input type="checkbox"/> donation required
<input type="checkbox"/> social director	<b>Other:</b>	<input type="checkbox"/> fee simple ownership
<input type="checkbox"/> spa/hydrotherapy	<input type="checkbox"/> emergency telephone	<input type="checkbox"/> maintenance fee
<input type="checkbox"/> pool	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> rental agreements
<input type="checkbox"/> tennis	<input type="checkbox"/> congregate meal plan	<input type="checkbox"/> available
<input type="checkbox"/> visitor tours	<input type="checkbox"/> neighborhood watch	<input type="checkbox"/> income requirements
<input checked="" type="checkbox"/> walking path	<input type="checkbox"/> program	<input type="checkbox"/> age eligibility
<input type="checkbox"/> woodworking shop	<input type="checkbox"/> handicapped accom.	<input type="checkbox"/> requirements

**CONTRACTUAL INFORMATION:**

- | CONTRACTUAL INFORMATION:   |   | YES           | NO            |
|--|---|---------------|---------------|
| 1. Is there a contractual agreement?   |   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?  |   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u>   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        |   | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?  |   | <u>      </u> | <u>X</u>      |
| 6. How is information on the financial soundness of the community shared with residents?                           | <u>No, residents make no investment.</u>                      |               |               |
| 7. What is the policy regarding residents who become insolvent?  | <u>No</u>   |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             | <u>To sell or move unit from lot.</u>                         |               |               |
|  | <u>Most homes are set up and sold to other active adults.</u> |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? | <u>as long as rent is paid</u>                                |               |               |

### INTEREST POINTS:

-Miles to nearest hospital	_____	-Miles to nearest grocery	<u>3</u>
-Miles to nearest major airport	_____	-Miles to Blue Ridge Mtns.	<u>10</u>
-Miles to nearest shopping mall	_____	-Miles to Atlantic Ocean	235

THE CYPRESS  
P.O. Box 1607  
Hilton Head, SC 29925  
(803) 681-6789  
Lee Walton Arberg, General Manager

Beaufort County

**TYPE OF FACILITY:** CONTINUING CARE COMMUNITY

- Residential capacity: 500
- 250 detached houses and apartments
- 20% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>X</u> fishing	<u>X</u> medical center	<u>X</u> security gate
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation service
<u>X</u> golf on site	<u>X</u> nursing home on site	<u>X</u> homeowners' assoc.
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> entrance fee/deposit
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>  </u> donation required
<u>X</u> pool		<u>X</u> fee simple ownership
<u>X</u> social director	<u>Other:</u>	<u>X</u> maintenance fee
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> rental agreements
<u>  </u> pool	<u>  </u> communications	<u>  </u> available
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>X</u> income requirements
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>X</u> age eligibility
<u>X</u> walking path	<u>  </u> program	<u>  </u> requirements
<u>X</u> woodworking shop	<u>X</u> handicapped accom.	

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents?                           | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?  | <u>      </u> | <u>      </u> |
| <hr/>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             | <u>      </u> | <u>      </u> |
| <hr/>  |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? | <u>      </u> | <u>      </u> |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>      </u>	-Miles to nearest grocery	<u>      </u>
-Miles to nearest major airport	<u>      </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>      </u>	-Miles to Atlantic Ocean	<u>      </u>



OYSTER COVE  
Morrall Circle  
P.O. Box 1225  
Beaufort, SC 29901  
(803) 524-2207  
Laurance H. Davis

Beaufort County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 84
- 42 detached houses & patio lots
- % of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☒ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☒ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☒ neighborhood watch
- ☐ program
- ☒ handicapped accom.

- ☐ security patrol
- ☒ security gate
- ☐ transportation
- ☐ service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☐ rental agreements
- ☐ available
- ☐ income requirements
- ☒ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u>  |
|---|------------|------------|
| 1. Is there a contractual agreement?  | <u>X</u>   | <u>  </u>  |
| 2. Is the retirement community government subsidized?   | <u>  </u>  | <u>X</u>   |
| 3. Is the retirement community church related? Which denomination?  | <u>  </u>  | <u>X</u>   |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                     | <u>X</u>   | <u>  </u>  |
| 5. Is the refund method outlined in contract?   | <u>  </u>  | <u>n/a</u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Regime Management</u>                               |            |            |
| 7. What is the policy regarding residents who become insolvent?   |            |            |
| <u>None</u>   |            |            |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>To pay regime fee until</u>           |            |            |
| <u>property is sold.</u>  |            |            |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>n/a</u> <u>Fee Simple</u> |            |            |
| <u>ownership</u>  |            |            |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>.5</u>  |
| -Miles to nearest major airport | <u>45</u> | -Miles to Blue Ridge Mtns. | <u>250</u> |
| -Miles to nearest shopping mall | <u>45</u> | -Miles to Atlantic Ocean   | <u>20</u>  |

**ROSE HILL PLANTATION**  
**Highway #278**  
**One Rose Hill Drive**  
**Bluffton, S.C. 29910**  
**(803) 757-2320**

**Beaufort County**

**Vickie Gray, Administrative Assistant**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 1700
- 1700 detached houses, duplexes, & single family lots
- 80% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>X</u> security patrol
<u>X</u> fishing	<u>medical center</u>	<u>X</u> security gate
<u>garden plot</u>	<u>nurse on staff</u>	<u>transportation</u>
<u>X</u> golf on site	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>X</u> homeowners' assoc.
<u>marina</u>	<u>24-hour front desk</u>	<u>entrance fee/deposit</u>
<u>X</u> pool		<u>donation required</u>
<u>social director</u>	<u>Other:</u>	<u>X</u> fee simple ownership
<u>spa/hydrotherapy</u>	<u>emergency telephone</u>	<u>maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>X</u> tennis	<u>congregate meal plan</u>	<u>available</u>
<u>visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>walking path</u>	<u>program</u>	<u>age eligibility</u>
<u>woodworking shop</u>	<u>handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u>  |
|---|------------|------------|
| 1. Is there a contractual agreement?  | _____      | <u>X</u>   |
| 2. Is the retirement community government subsidized?   | _____      | <u>X</u>   |
| 3. Is the retirement community church related? Which denomination?  | _____      | <u>X</u>   |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                         | _____      | <u>N/A</u> |
| 5. Is the refund method outlined in contract?   | _____      | <u>N/A</u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Financial statements are available.</u> |            |            |
| 7. What is the policy regarding residents who become insolvent?   |            |            |

N/A - Single family fee simple ownership

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? N/A

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? N/A

**INTEREST POINTS:**

-Miles to nearest hospital	<u>10</u>	-Miles to nearest grocery	<u>5</u>
-Miles to nearest major airport	<u>25</u>	-Miles to Blue Ridge Mtns.	<u>200</u>
-Miles to nearest shopping mall	<u>12</u>	-Miles to Atlantic Ocean	<u>10</u>

**THE SEABROOK  
OF HILTON HEAD  
300 Woodhaven Drive  
Hilton Head Island, SC 29928  
(803) 842-3747  
John M. Fall, Exec. Director**

**Beaufort County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 240
- 186 high rise & apartments
- 35% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>X</u> security patrol
<u>X</u> fishing	<u>X</u> medical center	<u>security gate</u>
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>golf on site</u>	<u>X</u> nursing home on site	<u>service</u>
<u>greenhouse</u>	<u>X</u> nursing home privileges	<u>X</u> homeowners' assoc.
<u>marina</u>	<u>24-hour front desk</u>	<u>X</u> entrance fee/deposit
<u>X</u> pool		<u>donation required</u>
<u>X</u> social director	<u>Other:</u>	<u>X</u> fee simple ownership
<u>spa/hydrotherapy</u>	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>X</u> congregate meal plan	<u>available</u>
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>X</u> income requirements
<u>X</u> walking path	<u>program</u>	<u>X</u> age eligibility
<u>X</u> woodworking shop	<u>handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?   | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>      </u> | <u>X</u>      |
| 6. How is information on the financial soundness of the community shared with residents? <u>Residents hold a majority on Board of Trustees.</u>   | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |
| <u>Internal fund to support person unable to continue to pay.</u>   |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Pay daily rate</u>  | <u>      </u> | <u>      </u> |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>Unlimited. Living unit is owned by resident who makes sole decision regarding sale.</u> | <u>      </u> | <u>      </u> |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>6</u>	-Miles to nearest grocery	<u>1</u>
-Miles to nearest major airport	<u>6</u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>1</u>	-Miles to Atlantic Ocean	<u>.5</u>

ANSONBOROUGH HOUSE  
71 Society Street  
P.O. Box 343  
Charleston, SC 29402  
(803) 722-4127  
Joan D. Barnes, Exec. Director

Charleston County

TYPE OF FACILITY: RETIREMENT COMMUNITY

- Residential capacity: 77  
-77 mid-rise and apartments  
-   % of residents from other states

SERVICES AVAILABLE:

Recreation:

- clubhouse  
   fishing  
X garden plot  
   golf on site  
   greenhouse  
   marina  
   pool  
   social director  
   spa/hydrotherapy  
   pool  
   tennis  
   visitor tours  
   walking path  
   woodworking shop

Health-Related:

- X assisted living plan  
   medical center  
   nurse on staff  
   nursing home on site  
   nursing home privileges  
X 24-hour front desk

Other:

- X emergency telephone  
communications  
X congregate meal plan  
   neighborhood watch  
program  
X handicapped accom.

- security patrol  
X security gate  
X transportation  
service  
   homeowners' assoc.  
   entrance fee/deposit  
donation required  
   fee simple ownership  
   maintenance fee  
X rental agreements  
available  
X income requirements  
X age eligibility  
requirements

CONTRACTUAL INFORMATION:

- |  | <u>YES</u>                                | <u>NO</u>  |
|--|---|------------|
| 1. Is there a contractual agreement?   | <u>  </u>                                 | <u>X</u>   |
| 2. Is the retirement community government subsidized?  | <u>X</u>                                  | <u>  </u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>  </u>                                 | <u>X</u>   |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        | <u>  </u>                                 | <u>n/a</u> |
| 5. Is the refund method outlined in contract?  | <u>X</u>                                  | <u>  </u>  |
| 6. How is information on the financial soundness of the community shared with residents?                           | <u>N/A</u>                                | <u>  </u>  |
| 7. What is the policy regarding residents who become insolvent?  | <u>  </u>                                 | <u>  </u>  |
| <u>N/A</u>   |   |            |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             | <u>The resident or family is</u>          |            |
|  | <u>responsible.</u>                       |            |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? | <u>As long as rent</u>                    |            |
|  | <u>is paid, they do not need to move.</u> |            |

INTEREST POINTS:

- |                                 |           |                            |           |
|---------------------------------|-----------|----------------------------|-----------|
| -Miles to nearest hospital      | <u>3</u>  | -Miles to nearest grocery  | <u>.2</u> |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>  </u> |
| -Miles to nearest shopping mall | <u>8</u>  | -Miles to Atlantic Ocean   | <u>5</u>  |

**BISHOP GADSDEN  
EPISCOPAL COMMUNITY  
1873 Camp Road  
Charleston, SC 29412  
(803) 762-3000**

Charleston County

**C. William Trawick, Administrator**

**TYPE OF FACILITY:** CONTINUING CARE COMMUNITY

- Residential capacity: 70
- 70 single story congregate living
- 15% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>golf on site</u>	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>pool</u>		<u>donation required</u>
<u>X</u> social director	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>X</u> congregate meal plan	<u>available</u>
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>X</u> income requirements
<u>X</u> walking path	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>X</u> handicapped accom.	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>      </u>	<u>X</u>
3. Is the retirement community church related? Which denomination? <u>Episcopal</u>	<u>X</u>	<u>      </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>Offered a copy of annual CPA audit</u>		
7. What is the policy regarding residents who become insolvent?		

Family is responsible; if unable, we subsidize.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Totally their responsibility

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 60-90 days

**INTEREST POINTS:**

-Miles to nearest hospital	<u>6</u>	-Miles to nearest grocery	<u>1</u>
-Miles to nearest major airport	<u>14</u>	-Miles to Blue Ridge Mtns.	<u>200</u>
-Miles to nearest shopping mall	<u>6</u>	-Miles to Atlantic Ocean	<u>5</u>

## Charleston County

**Jane W. Pharr, Property Manager**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 100
- 100 apartments
- 1% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ```

__clubhouse
__fishing
__garden plot
__golf on site
__greenhouse
__marina
__pool
__social director
__spa/hydrotherapy
__pool
__tennis
X__visitor tours
__walking path
__woodworking shop

```

**Health-Related:**

- \_\_assisted living plan
- \_\_medical center
- \_\_nurse on staff
- \_\_nursing home on site
- \_\_nursing home privileges
- \_\_24-hour front desk

Other:

- \_emergency telephone  
 \_communications  
 \_congregate meal plan  
 \_neighborhood watch  
 \_program  
 \_handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements available
- ☒ income requirements
- ☒ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |                                                                                                             |                                |               |
|-------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|
| 1. Is there a contractual agreement?                                                                        | <u>X</u>                       | <u>      </u> |
| 2. Is the retirement community government subsidized?                                                       | <u>X</u>                       | <u>      </u> |
| 3. Is the retirement community church related? Which denomination?                                          | <u>      </u>                  | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? | <u>X</u>                       | <u>      </u> |
| 5. Is the refund method outlined in contract?                                                               | <u>X</u>                       | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents?                    | <u>Information unavailable</u> |               |
| 7. What is the policy regarding residents who become insolvent?                                             | <u>      </u>                  |               |

### Subsidized housing

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Pay rent until family removes their belongings.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as resident desires.

### INTEREST POINTS:

- Miles to nearest hospital \_\_\_\_\_ -Miles to nearest grocery \_\_\_\_\_  
 -Miles to nearest major airport \_\_\_\_\_ -Miles to Blue Ridge Mtns. \_\_\_\_\_  
 -Miles to nearest shopping mall \_\_\_\_\_ -Miles to Atlantic Ocean \_\_\_\_\_



**BUSKIRK ST. HOUSING  
FOR THE ELDERLY  
P. O. Box 10387  
Charleston, SC 29622  
(803) 553-6659  
Irene K. Alexander, Manager**

Charleston County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 20
- 20 one-story duplexes
- % of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements
- ☐ available
- ☒ income requirements
- ☒ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |                                                                                                                                                                | <u>YES</u> | <u>NO</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 1. Is there a contractual agreement?                                                                                                                           | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?                                                                                                          | <u>  </u>  | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? _____                                                                                       | <u>  </u>  | <u>  </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? _____                                              | <u>  </u>  | <u>  </u> |
| 5. Is the refund method outlined in contract?                                                                                                                  | <u>X</u>   | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>                                                            | <u>  </u>  | <u>  </u> |
| 7. What is the policy regarding residents who become insolvent?                                                                                                | <u>  </u>  | <u>  </u> |
| <u>N/A</u>                                                                                                                                                     |            |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Rent must be paid.</u>                               | <u>  </u>  | <u>  </u> |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>It depends upon the individual case.</u> | <u>  </u>  | <u>  </u> |

**INTEREST POINTS:**

- |                                 |           |                            |           |
|---------------------------------|-----------|----------------------------|-----------|
| -Miles to nearest hospital      | <u>10</u> | -Miles to nearest grocery  | <u>2</u>  |
| -Miles to nearest major airport | <u>8</u>  | -Miles to Blue Ridge Mtns. | <u>  </u> |
| -Miles to nearest shopping mall | <u>10</u> | -Miles to Atlantic Ocean   | <u>20</u> |

**CANTERBURY HOUSE**  
**175 Market Street, Box 5**  
**Charleston, S.C. 29401**  
**(803) 723-5553**  
**Buddy Terry, Administrator**

Charleston County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 288
- 204 high rise
- \_\_% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- \_\_ clubhouse
- \_\_ fishing
- X garden plot
- \_\_ golf on site
- \_\_ greenhouse
- \_\_ marina
- \_\_ pool
- X social director
- \_\_ spa/hydrotherapy
- \_\_ pool
- \_\_ tennis
- \_\_ visitor tours
- \_\_ walking path
- \_\_ woodworking shop

Health-Related:

- \_\_ assisted living plan
- \_\_ medical center
- \_\_ nurse on staff
- \_\_ nursing home on site
- \_\_ nursing home privileges
- X 24-hour front desk

Other:

- X emergency telephone
- \_\_ communications
- \_\_ congregate meal plan
- \_\_ neighborhood watch
- \_\_ program
- \_\_ handicapped accom.

- \_\_ security patrol
- X security gate
- X transportation
- \_\_ service
- \_\_ homeowners' assoc.
- \_\_ entrance fee/deposit
- \_\_ donation required
- \_\_ fee simple ownership
- \_\_ maintenance fee
- \_\_ rental agreements
- \_\_ available
- \_\_ income requirements
- X age eligibility
- \_\_ requirements

**CONTRACTUAL INFORMATION:**

- |                                                                                                                                          | <u>YES</u> | <u>NO</u> |
|------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 1. Is there a contractual agreement?                                                                                                     | <u>X</u>   | __        |
| 2. Is the retirement community government subsidized?                                                                                    | __         | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? <u>Episcopal</u>                                                      | <u>X</u>   | __        |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                              | <u>X</u>   | __        |
| 5. Is the refund method outlined in contract?                                                                                            | __         | <u>X</u>  |
| 6. How is information on the financial soundness of the community shared with residents? <u>Furnished to Resident Advisory Committee</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?                                                                          |            |           |

- We try to help/but continued inability means relocation.
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Pay rent to end of month and
- each month thereafter while recouperating.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? not fixed

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>1</u>  | -Miles to nearest grocery  | <u>.5</u>  |
| -Miles to nearest major airport | <u>12</u> | -Miles to Blue Ridge Mtns. | <u>300</u> |
| -Miles to nearest shopping mall | <u>.2</u> | -Miles to Atlantic Ocean   | <u>0</u>   |

COOPER HALL  
937 Bowman Road  
Mt. Pleasant, S.C. 29464  
(803) 884-6949  
James B. Connelly, President

Charleston County

TYPE OF FACILITY: RETIREMENT COMMUNITY

- Residential capacity: Not determinable
- 180 apartments
- 39% of residents from other states

SERVICES AVAILABLE:

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☒ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☒ social director
- ☒ spa/hydrotherapy pool
- ☐ tennis
- ☒ visitor tours
- ☒ walking path
- ☒ woodworking shop

Health-Related:

- ☒ assisted living plan
- ☐ medical center
- ☒ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☒ 24-hour front desk

Other:

- ☒ emergency telephone communications
- ☒ congregate meal plan
- ☐ neighborhood watch program
- ☐ handicapped accom.

- ☒ security patrol
- ☐ security gate
- ☒ transportation service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☒ rental agreements available
- ☒ income requirements
- ☒ age eligibility requirements

CONTRACTUAL INFORMATION:

- |                                                                                                                                                                                                                                                                             | <u>YES</u>    | <u>NO</u>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1. Is there a contractual agreement?                                                                                                                                                                                                                                        | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?                                                                                                                                                                                                                       | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?                                                                                                                                                                                                          | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                                                                                                                                                 | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?                                                                                                                                                                                                                               | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Community is privately owned.</u>                                                                                                                                               |               |               |
| 7. What is the policy regarding residents who become insolvent?                                                                                                                                                                                                             |               |               |
| <u>They must vacate.</u>                                                                                                                                                                                                                                                    |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>If temporary, monthly fee continues less an allowance for meals. If permanent, resident should vacate to avoid monthly fee if no one else occupied apartment.</u> |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>As long as fees described in #8 are paid.</u>                                                                                                         |               |               |

INTEREST POINTS:

- |                                 |             |                            |               |
|---------------------------------|-------------|----------------------------|---------------|
| -Miles to nearest hospital      | <u>3/10</u> | -Miles to nearest grocery  | <u>1/2</u>    |
| -Miles to nearest major airport | <u>16</u>   | -Miles to Blue Ridge Mtns. | <u>      </u> |
| -Miles to nearest shopping mall | <u>20</u>   | -Miles to Atlantic Ocean   | <u>7</u>      |

THE ELMS OF CHARLESTON  
North Charleston, S.C. 29418  
(803) 572-5154  
Jim McGerry, Exec. Director

Charleston County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 319
- 60 detached houses & villas
- 50% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☒ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☒ social director
- ☒ spa/hydrotherapy pool
- ☒ tennis
- ☐ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☒ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone communications
- ☐ congregate meal plan
- ☒ neighborhood watch program
- ☒ handicapped accom.

- ☒ security patrol
- ☒ security gate
- ☒ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☐ rental agreements available
- ☐ income requirements
- ☒ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |                                                                                                                                                                                     | <u>YES</u>    | <u>NO</u>     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1. Is there a contractual agreement?                                                                                                                                                | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?                                                                                                                               | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination?                                                                                                                  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                                                         | <u>N/A</u>    | <u>      </u> |
| 5. Is the refund method outlined in contract?                                                                                                                                       | <u>N/A</u>    | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>The books of the Association are open for inspection by members of the association.</u> |               |               |
| <hr/>                                                                                                                                                                               |               |               |
| 7. What is the policy regarding residents who become insolvent?                                                                                                                     |               |               |
| <u>N/A</u>                                                                                                                                                                          |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>N/A</u>                                                                   |               |               |
| <hr/>                                                                                                                                                                               |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>N/A</u>                                                       |               |               |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>1.5</u> |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>260</u> |
| -Miles to nearest shopping mall | <u>3</u>  | -Miles to Atlantic Ocean   | <u>35</u>  |

THE FRANKE HOME  
261 Calhoun Street  
Charleston, SC 29401  
(803) 577-4041  
George Keil or Janet Cox

Charleston County

TYPE OF FACILITY: CONTINUING CARE COMMUNITY

- Residential capacity: 77
- 77 individual rooms or shared rooms
- % of residents from other states

SERVICES AVAILABLE:

Recreation:

- clubhouse
- fishing
- garden plot
- golf on site
- greenhouse
- marina
- pool
- X social director
- spa/hydrotherapy
- pool
- tennis
- visitor tours
- walking path
- woodworking shop

Health-Related:

- assisted living plan
- medical center
- X nurse on staff
- nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- emergency telephone
- communications
- congregate meal plan
- neighborhood watch
- program
- handicapped accom.

- security patrol
- security gate
- transportation
- service
- homeowners' assoc.
- X entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- rental agreements
- available
- income requirements
- age eligibility
- requirements

CONTRACTUAL INFORMATION:

- |                                                                                                                       | <u>YES</u> | <u>NO</u> |
|-----------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 1. Is there a contractual agreement?                                                                                  | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?                                                                 | <u>  </u>  | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? <u>Lutheran</u>                                    | <u>X</u>   | <u>  </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>  </u> | <u>  </u>  | <u>  </u> |
| 5. Is the refund method outlined in contract?                                                                         | <u>X</u>   | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>                   | <u>  </u>  | <u>  </u> |
| 7. What is the policy regarding residents who become insolvent?                                                       | <u>  </u>  | <u>  </u> |

Residents have been transferred before they have become insolvent.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? n/a

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Living unit is maintained as long as resident or family pays for it.

INTEREST POINTS:

- |                                 |           |                            |           |
|---------------------------------|-----------|----------------------------|-----------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>2</u>  |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>  </u> |
| -Miles to nearest shopping mall | <u>5</u>  | -Miles to Atlantic Ocean   | <u>  </u> |

**JOHN'S ISLAND  
COMMUNITY DEVELOPMENT FUND    Charleston County  
3624 Manpank Highway  
John's Island, S.C. 29455  
(803) 559-3359  
Maggie M. McGill, Housing Director**

**TYPE OF FACILITY:**    RETIREMENT COMMUNITY

-Residential capacity: 188  
-88 apartments  
-02% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

clubhouse  
fishing  
garden plot  
golf on site  
greenhouse  
marina  
pool  
social director  
spa/hydrotherapy  
pool  
tennis  
visitor tours  
walking path  
woodworking shop

Health-Related:

assisted living plan  
X medical center  
nurse on staff  
nursing home on site  
X nursing home privileges  
24-hour front desk

Other:

X emergency telephone  
communications  
X congregate meal plan  
neighborhood watch  
program  
X handicapped accom.

X security patrol  
security gate  
transportation  
service  
homeowners' assoc.  
X entrance fee/deposit  
donation required  
fee simple ownership  
maintenance fee  
X rental agreements  
available  
X income requirements  
X age eligibility  
requirements

**CONTRACTUAL INFORMATION:**

|                                                                                                                        | <u>YES</u>    | <u>NO</u>     |
|------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1. Is there a contractual agreement?                                                                                   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?                                                                  | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination? _____                                               | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?            | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?                                                                          | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>through Tenant Council</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?                                                        |               |               |

With proof, residents will received full subsidy.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Family members assigned shall  
remove resident's property and return units to us.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? one month

**INTEREST POINTS:**

|                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>13</u> | -Miles to nearest grocery  | <u>2</u>   |
| -Miles to nearest major airport | <u>20</u> | -Miles to Blue Ridge Mtns. | <u>300</u> |
| -Miles to nearest shopping mall | <u>9</u>  | -Miles to Atlantic Ocean   | <u>13</u>  |



## Charleston County

**Jane W. Pharr, Property Manager**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 156
- 156 high rise
- 1% of residents from other states

**SERVICES AVAILABLE:**

**Recreation:**

- ```

__ clubhouse
__ fishing
__ garden plot
__ golf on site
__ greenhouse
__ marina
__ pool
__ social director
__ spa/hydrotherapy
__ pool
__ tennis
X visitor tours
__ walking path
__ woodworking shop

```

**Health-Related:**

- \_\_\_ assisted living plan
- \_\_\_ medical center
- \_\_\_ nurse on staff
- \_\_\_ nursing home on site
- \_\_\_ nursing home privileges
- \_\_\_ 24-hour front desk

Other:

- |                         |                             |
|-------------------------|-----------------------------|
| <u>spa/hydrotherapy</u> | <u>emergency telephone</u>  |
| <u>pool</u>             | <u>communications</u>       |
| <u>tennis</u>           | <u>congregate meal plan</u> |
| <u>X visitor tours</u>  | <u>neighborhood watch</u>   |
| <u>walking path</u>     | <u>program</u>              |
| <u>woodworking shop</u> | <u>handicapped accom.</u>   |

- security patrol  
security gate  
transportation  
service  
homeowners' assoc.  
X entrance fee/deposit  
donation required  
fee simple ownership  
maintenance fee  
rental agreements  
available  
X income requirements  
X age eligibility  
requirements

**CONTRACTUAL INFORMATION:**

- |    |  |   |   |
|----|--|---|---|
| 1. | Is there a contractual agreement?  | X |   |
| 2. | Is the retirement community government subsidized?   | X |   |
| 3. | Is the retirement community church related? Which denomination?  |   | X |
| 4. | Does the contract specify services included in the monthly charge and those requiring additional charge? | X |   |
| 5. | Is the refund method outlined in contract?   | X |   |
| 6. | How is information on the financial soundness of the community shared with residents?                    |   |   |
|    | <u>Information is unavailable.</u>   |   |   |
| 7. | What is the policy regarding residents who become insolvent?   |   |   |

## Subsidized housing

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Pay rent until family removes their belongings.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as resident desires

### INTEREST POINTS:

- Miles to nearest hospital \_\_\_\_\_ -Miles to nearest grocery \_\_\_\_\_  
 -Miles to nearest major airport \_\_\_\_\_ -Miles to Blue Ridge Mtns. \_\_\_\_\_  
 -Miles to nearest shopping mall \_\_\_\_\_ -Miles to Atlantic Ocean \_\_\_\_\_

**SANDPIPER VILLAGE**  
**1224 Village Creek Land**  
**Mt. Pleasant, SC 29464**  
**(803) 884-5735**  
**Ron Hendrix, Administrator**

Charleston County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 150-160
- 133 cluster cottages
- 36% of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>X</u> clubhouse	<u>  </u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>X</u> security gate
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation service
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>X</u> homeowners' assoc.
<u>  </u> greenhouse	<u>X</u> nursing home privileges	<u>X</u> entrance fee/deposit
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>  </u> donation required
<u>X</u> pool		<u>  </u> fee simple ownership
<u>X</u> social director	<b>Other:</b>	<u>X</u> maintenance fee
<u>X</u> spa/hydrotherapy pool	<u>X</u> emergency telephone communications	<u>X</u> rental agreements available
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> income requirements
<u>X</u> visitor tours	<u>  </u> neighborhood watch program	<u>X</u> age eligibility requirements
<u>X</u> walking path		
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                  | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Copy of escrow agreement available</u>           |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |
| <u>Has not been a problem</u>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>daily rate required by</u>         |               |               |
| <u>nursing facility</u>  |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>As long as monthly</u> |               |               |
| <u>fee is paid minus meal charges</u>  |               |               |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  .5  </u>	-Miles to nearest grocery	<u>  .5  </u>
-Miles to nearest major airport	<u>  12  </u>	-Miles to Blue Ridge Mtns.	<u> 255 </u>
-Miles to nearest shopping mall	<u>  1  </u>	-Miles to Atlantic Ocean	<u>  5  </u>

## Charleston County

- Residential capacity: 56
- 9 apartments
- 0% of residents from other states

- ☐ security patrol
- ☐ security gate
- ☐ transportation service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements available
- ☐ income requirements
- ☒ age eligibility requirements

-Miles to nearest hospital \_\_\_\_\_ -Miles to nearest grocery \_\_\_\_\_  
 -Miles to nearest major airport \_\_\_\_\_ -Miles to Blue Ridge Mtns. \_\_\_\_\_  
 -Miles to nearest shopping mall \_\_\_\_\_ -Miles to Atlantic Ocean \_\_\_\_\_

**SIGFIELD GOLF RESORT**

Clarendon County

Hwy. 14-37

P.O. Box 578

Summerton, SC 29148

(803) 478-7000

Harold A. Sigmon/Debby Sigmon, Exec. Director

**TYPE OF FACILITY:** RETIREMENT COMMUNITY-Residential capacity: 75-75 villas, lots available for development-20% of residents from other states**SERVICES AVAILABLE:**Recreation:☒ clubhouse☒ fishing☐ garden plot☒ golf on site☐ greenhouse☒ marina☐ pool☐ social director☐ spa/hydrotherapy☐ pool☐ tennis☐ visitor tours☒ walking path☐ woodworking shopHealth-Related:☐ assisted living plan☐ medical center☐ nurse on staff☐ nursing home on site☐ nursing home privileges☐ 24-hour front deskOther:☐ emergency telephone☐ communications☐ congregate meal plan☐ neighborhood watch☐ program☐ handicapped accom.☐ security patrol☐ security gate☐ transportation☐ service☐ homeowners' assoc.☐ entrance fee/deposit☐ donation required☐ fee simple ownership☐ maintenance fee☐ rental agreements☐ available☐ income requirements☐ age eligibility☐ requirements**CONTRACTUAL INFORMATION:**YESNO

1. Is there a contractual agreement?

☐☒

2. Is the retirement community government subsidized?

☐☒

3. Is the retirement community church related? Which denomination?

☐☒

4. Does the contract specify services included in the monthly charge and those requiring additional charge?

☐☒

5. Is the refund method outlined in contract?

☐☒6. How is information on the financial soundness of the community shared with residents? N/A

7. What is the policy regarding residents who become insolvent?

N/A8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? N/A9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? N/A**INTEREST POINTS:**

-Miles to nearest hospital

15

-Miles to nearest grocery

7

-Miles to nearest major airport

60

-Miles to Blue Ridge Mtns.

200

-Miles to nearest shopping mall

33

-Miles to Atlantic Ocean

70

**BETHEA BAPTIST HOME**      **Darlington County**  
**Highway 52**  
**P.O Box 4000**  
**Darlington, S.C. 29532**  
**(803) 393-2867**  
**Horace Hawes, Jr., Exec. Director**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 150
- 150 detached houses, apartments, duplexes, & dormitory
- 0% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>X</u> security patrol
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>nurse on staff</u>	<u>X</u> transportation
<u>golf on site</u>	<u>X</u> nursing home on site	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>pool</u>		<u>donation required</u>
<u>X</u> social director	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>pool</u>	<u>communications</u>	<u>X</u> rental agreements
<u>tennis</u>	<u>congregate meal plan</u>	<u>available</u>
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>X</u> income requirements
<u>walking path</u>	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>X</u> handicapped accom.	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>Baptist</u>   | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                   | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>n/a</u>    | <u>n/a</u>    |
| 6. How is information on the financial soundness of the community shared with residents? <u>Periodically and annual audit</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

- Subsidized by S.C. Baptist Convention at request of Trustees
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Same as in residential unit,  
though cost increases
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?         
Varies with individual needs & resources

**INTEREST POINTS:**

-Miles to nearest hospital	<u>5</u>	-Miles to nearest grocery	<u>5</u>
-Miles to nearest major airport	<u>8</u>	-Miles to Blue Ridge Mtns.	<u>160</u>
-Miles to nearest shopping mall	<u>5</u>	-Miles to Atlantic Ocean	<u>60</u>

**JENSEN'S SOUTHERN PALMS      Dorchester County**  
**Jamison Road**  
**Ladson, SC 29456**  
**(803) 875-6441**  
**Godfrey Greenshields, Director of Housing**

**TYPE OF FACILITY:    RETIREMENT COMMUNITY**

- Residential capacity:
- 274 manufactured homes
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>      </u> assisted living plan	<u>      </u> security patrol
<u>X</u> fishing	<u>      </u> medical center	<u>      </u> security gate
<u>X</u> garden plot	<u>      </u> nurse on staff	<u>      </u> transportation service
<u>      </u> golf on site	<u>      </u> nursing home on site	<u>      </u> homeowners' assoc.
<u>      </u> greenhouse	<u>      </u> nursing home privileges	<u>      </u> entrance fee/deposit
<u>      </u> marina	<u>      </u> 24-hour front desk	<u>      </u> donation required
<u>X</u> pool		<u>X</u> fee simple ownership
<u>      </u> social director	<u>Other:</u>	<u>X</u> maintenance fee
<u>      </u> spa/hydrotherapy	<u>      </u> emergency telephone	<u>X</u> rental agreements
<u>      </u> pool	<u>      </u> communications	<u>      </u> available
<u>      </u> tennis	<u>      </u> congregate meal plan	<u>      </u> income requirements
<u>X</u> visitor tours	<u>      </u> neighborhood watch	<u>X</u> age eligibility
<u>X</u> walking path	<u>      </u> program	<u>      </u> requirements
<u>      </u> woodworking shop	<u>X</u> handicapped accom.	

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>             | <u>NO</u>            |
|--|------------------------|----------------------|
| 1. Is there a contractual agreement?   | <u>      X      </u>   | <u>      </u>        |
| 2. Is the retirement community government subsidized?  | <u>      </u>          | <u>      </u>        |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u>          | <u>      X      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        | <u>      X      </u>   | <u>      </u>        |
| 5. Is the refund method outlined in contract?  | <u>      X      </u>   | <u>      </u>        |
| 6. How is information on the financial soundness of the community shared with residents?                           | <u>      </u>          | <u>      </u>        |
| 7. What is the policy regarding residents who become insolvent?  | <u>      </u>          | <u>      </u>        |
| <u>      N/A      </u>   |                        |                      |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             | <u>      N/A      </u> | <u>      </u>        |
| <u>      </u>  |                        |                      |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? | <u>      N/A      </u> | <u>      </u>        |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>      5      </u>	-Miles to nearest grocery	<u>      1.5      </u>
-Miles to nearest major airport	<u>      </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>      10      </u>	-Miles to Atlantic Ocean	<u>      20      </u>

**PINE RIDGE ELDERLY HOUSING      Summerville County**  
**600 Greenwave Blvd.**  
**Summerville, SC 29483**  
**(803) 875-1519**  
**Sandra W. Hart, Manager**

**TYPE OF FACILITY:**    RETIREMENT COMMUNITY

- Residential capacity: 150
- 74 apartments
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>  </u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>  </u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>  </u> pool	<u>X</u> Emergency Call System	<u>  </u> donation required
<u>  </u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>X</u> neighborhood watch	<u>X</u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>  </u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>   | <u>NO</u>     |
|---|--------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u> | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>  X  </u> | <u>      </u> |
| 3. Is the retirement community church related? Which denomination?  | <u>  X  </u> | <u>      </u> |
| <u>Seventh Day Adventist</u>  |              |               |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?   | <u>  X  </u> | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u> | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents?  |              |               |
| 7. What is the policy regarding residents who become insolvent?   |              |               |
| <u>Since we are a HUD Subsidized Housing Complex, the rent is figured by a percentage of their income. If their income decreased, so would their rent.</u>                        |              |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?  |              |               |
| <u>They are responsible for any unpaid rent through the move out date and they are responsible for any cleaning charges or damages done to their apartment.</u>                   |              |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?  |              |               |
| <u>We try to work with the family to hold the apartment for the resident for a couple of months in order for the family to see if the resident is going to be able to return.</u> |              |               |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  14  </u>	-Miles to nearest grocery	<u>  1/8  </u>
-Miles to nearest major airport	<u>      </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>  20  </u>	-Miles to Atlantic Ocean	<u>      </u>

PRESBYTERIAN HOME  
OF S.C. - SUMMERVILLE  
CMR Box 140  
Summerville, SC 29483  
(803) 873-8726

Dorchester County

TYPE OF FACILITY: RETIREMENT CONTINUING CARE COMMUNITY

- Residential capacity: 325
- 244 apartments, duplexes, cottages,  
residential rooms, & nursing facility
- % of residents from other states

SERVICES AVAILABLE:

Recreation:

- clubhouse
- fishing
- X garden plot
- golf on site
- greenhouse
- marina
- pool
- X social director
- spa/hydrotherapy
- pool
- tennis
- visitor tours
- walking path
- woodworking shop

Health-Related:

- assisted living plan
- medical center
- nurse on staff
- X nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- emergency telephone
- communications
- X congregate meal plan
- neighborhood watch
- program
- X handicapped accom.

- X security patrol
- security gate
- X transportation
- service
- homeowners' assoc.
- entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- X rental agreements
- available
- income requirements
- X age eligibility
- requirements

CONTRACTUAL INFORMATION:

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>   | <u>  X  </u>  | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>  </u>                      | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Annual audit available at Corporate Office</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |

By action of Committee on Board of Trustees financial aid is granted for those eligible. Financial aid comes from Churches and endowments.

- 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Additional charges are imposed as stated in contract.
- 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? All living units are maintained for residents in the event of temporary nursing home placement.

INTEREST POINTS:

- |                                 |               |                            |               |
|---------------------------------|---------------|----------------------------|---------------|
| -Miles to nearest hospital      | <u>      </u> | -Miles to nearest grocery  | <u>      </u> |
| -Miles to nearest major airport | <u>      </u> | -Miles to Blue Ridge Mtns. | <u>      </u> |
| -Miles to nearest shopping mall | <u>      </u> | -Miles to Atlantic Ocean   | <u>      </u> |



**THE CAROLINIAN**  
**718 South Dargan Street**  
**Florence, SC 29501**  
**(803) 665-9314**  
**Margaret Rice, Administrator**

Florence County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 160
- 160 apartments
- 15% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>  </u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>X</u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements
<u>X</u> ceramics workshop		

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>      </u> | <u>X</u>      |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>Congregational</u>                                  | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>      </u> | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>      </u> | <u>n/a</u>    |
| 6. How is information on the financial soundness of the community shared with residents? <u>Resident meetings</u>         | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

- Limited assistance is available from Central Office in California
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 30 days

**INTEREST POINTS:**

-Miles to nearest hospital	<u>.2</u>	-Miles to nearest grocery	<u>.4</u>
-Miles to nearest major airport	<u>3</u>	-Miles to Blue Ridge Mtns.	<u>350</u>
-Miles to nearest shopping mall	<u>3</u>	-Miles to Atlantic Ocean	<u>45</u>

METHODIST MANOR OF  
THE PEE DEE  
Peniel Road  
P.O. Box 87  
Florence, SC 29503  
(803) 662-3218

Florence County

Robert C. Faulkner, Interim Director

TYPE OF FACILITY: RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 110
- 110 apartments
- 1% of residents from other states  
(Construction to begin August 1989)

SERVICES AVAILABLE:

Recreation:

- ☐ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements
- ☐ available
- ☐ income requirements
- ☐ age eligibility
- ☐ requirements

CONTRACTUAL INFORMATION:

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>Methodist</u>                         | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents?                    | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

Discretion of the Board

- 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Cost of nursing home care
- 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?

INTEREST POINTS:

- Miles to nearest hospital
- Miles to nearest major airport
- Miles to nearest shopping mall
- Miles to nearest grocery
- Miles to Blue Ridge Mtns.
- Miles to Atlantic Ocean



**PREBYTERIAN HOME  
OF S. C. - FLORENCE  
2350 Lucas Street  
Florence, SC 29501  
(803) 665-2222**

Florence County

Walter E. Hickman, Jr., Administrator

**TYPE OF FACILITY:** RETIREMENT & RESIDENTIAL CARE COMMUNITY

-Residential capacity: 115  
-82 residential units & 25 nursing beds  
-    % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>  </u> clubhouse	<u>  </u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>X</u> golf on site	<u>X</u> nursing home on site	service
<u>X</u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>  </u> pool		donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	available
<u>X</u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	<u>  </u>
2. Is the retirement community government subsidized?	<u>  </u>	<u>X</u>
3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>	<u>X</u>	<u>  </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>  </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>  </u>
6. How is information on the financial soundness of the community shared with residents? <u>Annual audit available at Corporate Office</u>		
7. What is the policy regarding residents who become insolvent?		

By action of Committee on Board of Trustees financial aid is granted for those eligible. Financial aid comes from Churches and endowments.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Additional charges are imposed as stated in correct.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? All living units are maintained for residents in the event of temporary nursing home placement.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>5</u>	-Miles to nearest grocery	<u>3</u>
-Miles to nearest major airport	<u>8</u>	-Miles to Blue Ridge Mtns.	<u>200</u>
-Miles to nearest shopping mall	<u>3</u>	-Miles to Atlantic Ocean	<u>55</u>

## Greenville County

- Residential capacity: 120
- 120 manufactured homes
- 95% of residents from other states

- ☐ security patrol
- ☐ security gate
- ☐ transportation service
- ☐ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☒ rental agreements available
- ☐ income requirements
- ☒ age eligibility requirements

Sell unit on lot.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Unit sold

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?

-Miles to nearest hospital	<u>6</u>	-Miles to nearest grocery	<u>4</u>
-Miles to nearest major airport	<u>12</u>	-Miles to Blue Ridge Mtns.	<u>25</u>
-Miles to nearest shopping mall	10	-Miles to Atlantic Ocean	200

THE BAYBERRY - GREER  
309 Northview Drive  
Greer, SC 29651  
(803) 848-1935  
Rich Hunter, Administrator

Greenville County

TYPE OF FACILITY: RETIREMENT COMMUNITY

- Residential capacity: 23  
-23 one story with common dining area  
-\_\_% of residents from other states

SERVICES AVAILABLE:

Recreation:

- \_\_ clubhouse  
\_\_ fishing  
X garden plot  
\_\_ golf on site  
\_\_ greenhouse  
\_\_ marina  
\_\_ pool  
\_\_ social director  
X spa/hydrotherapy  
\_\_ pool  
\_\_ tennis  
X visitor tours  
\_\_ walking path  
\_\_ woodworking shop

Health-Related:

- \_\_ assisted living plan  
\_\_ medical center  
X nurse on staff  
\_\_ nursing home on site  
\_\_ nursing home privileges  
X 24-hour front desk

Other:

- \_\_ emergency telephone  
\_\_ communications  
X congregate meal plan  
\_\_ neighborhood watch  
\_\_ program  
\_\_ handicapped accom.

- \_\_ security patrol  
\_\_ security gate  
X transportation  
\_\_ service  
\_\_ homeowners' assoc.  
\_\_ entrance fee/deposit  
\_\_ donation required  
\_\_ fee simple ownership  
\_\_ maintenance fee  
X rental agreements  
\_\_ available  
\_\_ income requirements  
X age eligibility  
\_\_ requirements

CONTRACTUAL INFORMATION:

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>   | __        |
| 2. Is the retirement community government subsidized?  | __         | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination?   | __         | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                      | <u>X</u>   | __        |
| 5. Is the refund method outlined in contract?  | <u>X</u>   | __        |
| 6. How is information on the financial soundness of the community shared with residents? <u>Not applicable - rental facility</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?  |            |           |

Details are in rental agreement.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Resident pays for nursing care.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Resident determines

INTEREST POINTS:

- |                                 |          |                            |            |
|---------------------------------|----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>2</u> | -Miles to nearest grocery  | <u>1</u>   |
| -Miles to nearest major airport | <u>5</u> | -Miles to Blue Ridge Mtns. | <u>80</u>  |
| -Miles to nearest shopping mall | <u>1</u> | -Miles to Atlantic Ocean   | <u>250</u> |

**GREENVILLE SUMMIT**  
**201 West Washington Street**  
**Greenville, SC 29601**  
**(803) 242-6324**  
**Margaret Hill, Resident Manager**

Greenville County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 185
- 101 high rise
- % of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- clubhouse
- fishing
- garden plot
- golf on site
- greenhouse
- marina
- pool
- social director
- spa/hydrotherapy
- pool
- tennis
- visitor tours
- walking path
- woodworking shop

Health-Related:

- assisted living plan
- medical center
- nurse on staff
- nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- X emergency telephone
- communications
- congregate meal plan
- neighborhood watch
- program
- X handicapped accom.

- security patrol
- X security gate
- transportation
- service
- homeowners' assoc.
- X entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- rental agreements
- available
- X income requirements
- X age eligibility
- requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. Is there a contractual agreement?  | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?   | <u>X</u>   | <u>  </u> |
| 3. Is the retirement community church related? Which denomination?  | <u>  </u>  | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? | <u>X</u>   | <u>  </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>   | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>         |            |           |
| 7. What is the policy regarding residents who become insolvent?   |            |           |

Rent based on income - all amounts affordable

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? All money due through

move-out date

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Must be only

legal residence.

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>3</u>  | -Miles to nearest grocery  | <u>1</u>   |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>  </u>  |
| -Miles to nearest shopping mall | <u>5</u>  | -Miles to Atlantic Ocean   | <u>240</u> |

## Greenville County

- Residential capacity: 700
- 400 detached houses, duplexes, & 2 story condominiums
- 50% of residents from other states
- (Construction begins Spring/Summer 1989)

<b>Recreation:</b>	<b>Health-Related:</b>	
<input checked="" type="checkbox"/> clubhouse	<input type="checkbox"/> assisted living plan	<input checked="" type="checkbox"/> security patrol
<input checked="" type="checkbox"/> fishing	<input type="checkbox"/> medical center	<input checked="" type="checkbox"/> security gate
<input checked="" type="checkbox"/> garden plot	<input type="checkbox"/> nurse on staff	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> golf on site	<input checked="" type="checkbox"/> nursing home on site	<input type="checkbox"/> service
<input checked="" type="checkbox"/> greenhouse	<input type="checkbox"/> nursing home privileges	<input checked="" type="checkbox"/> homeowners' assoc.
<input type="checkbox"/> marina	<input type="checkbox"/> 24-hour front desk	<input type="checkbox"/> entrance fee/deposit
<input checked="" type="checkbox"/> pool		<input type="checkbox"/> donation required
<input checked="" type="checkbox"/> social director	<b>Other:</b>	<input checked="" type="checkbox"/> fee simple ownership
<input checked="" type="checkbox"/> spa/hydrotherapy	<input checked="" type="checkbox"/> emergency telephone	<input checked="" type="checkbox"/> maintenance fee
<input type="checkbox"/> pool	<input type="checkbox"/> communications	<input type="checkbox"/> rental agreements
<input checked="" type="checkbox"/> tennis	<input type="checkbox"/> congregate meal plan	<input type="checkbox"/> available
<input type="checkbox"/> visitor tours	<input type="checkbox"/> neighborhood watch	<input type="checkbox"/> income requirements
<input checked="" type="checkbox"/> walking path	<input type="checkbox"/> program	<input checked="" type="checkbox"/> age eligibility
<input checked="" type="checkbox"/> woodworking shop	<input type="checkbox"/> handicapped accom.	<input type="checkbox"/> requirements

CONTRACTUAL INFORMATION:		YES	NO
1. Is there a contractual agreement?		X	
2. Is the retirement community government subsidized?			X
3. Is the retirement community church related? Which denomination?			X
4. Does the contract specify services included in the monthly charge and those requiring additional charge?		X	
5. Is the refund method outlined in contract?		X	
6. How is information on the financial soundness of the community shared with residents? Balance Sheet and Profit Loss statement will be available.			
7. What is the policy regarding residents who become insolvent? Residents will have to pay or can resell to find more economical arrangements.			
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Will pay daily rate at that time.			
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?			N/A

-Miles to nearest hospital	<u>20</u>	-Miles to nearest grocery	<u>12</u>
-Miles to nearest major airport	<u>25</u>	-Miles to Blue Ridge Mtns.	<u>0</u>
-Miles to nearest shopping mall	16	-Miles to Atlantic Ocean	220



**McBEE APARTMENTS**  
**1 Merritt Circle**  
**Greenville, SC 29673**  
**(803) 242-9430**  
**Shelby N. Carter**

**Greenville County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 104
- 104 apartments
- 20% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>security patrol</u>
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>X garden plot</u>	<u>nurse on staff</u>	<u>X transportation</u>
<u>golf on site</u>	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>24-hour front desk</u>	<u>X entrance fee/deposit</u>
<u>pool</u>		<u>donation required</u>
<u>social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>X emergency telephone</u>	<u>maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>congregate meal plan</u>	<u>available</u>
<u>visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>walking path</u>	<u>program</u>	<u>X age eligibility</u>
<u>woodworking shop</u>	<u>handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? | <u>      </u> | <u>X</u>      |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>         |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

- Rent not paid - manager evicts
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as rent is paid

**INTEREST POINTS:**

-Miles to nearest hospital	<u>2</u>	-Miles to nearest grocery	<u>3</u>
-Miles to nearest major airport	<u>10</u>	-Miles to Blue Ridge Mtns.	<u>70</u>
-Miles to nearest shopping mall	<u>3</u>	-Miles to Atlantic Ocean	<u>360</u>

ROLLING GREEN VILLAGE  
1 Hoke Smith Boulevard  
Greenville, SC 29615  
(803) 297-0558

Greenville County

TYPE OF FACILITY: RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 224
- 224 duplexes
- 15% of residents from other states

SERVICES AVAILABLE:

Recreation:	Health-Related:	
<u>  </u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>X</u> fishing	<u>  </u> medical center	<u>X</u> security gate
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>X</u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>X</u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	Other:	<u>X</u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>  </u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>X</u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>X</u> woodworking shop	<u>  </u> handicapped accom.	<u>  </u> requirements

CONTRACTUAL INFORMATION:

- |  | YES       | NO        |
|--|-----------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>  | <u>  </u> |
| 2. Is the retirement community government subsidized?  | <u>  </u> | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? <u>Baptist</u>  | <u>X</u>  | <u>  </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>  </u>  | <u>X</u>  | <u>  </u> |
| 5. Is the refund method outlined in contract?  | <u>X</u>  | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Annual Financial statement</u>                                   | <u>  </u> | <u>  </u> |
| 7. What is the policy regarding residents who become insolvent?  | <u>  </u> | <u>  </u> |
| <hr/>  |           |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Resident is reponsible</u>                         | <u>  </u> | <u>  </u> |
| <hr/>  |           |           |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>According to</u><br><u>arrangement</u> | <u>  </u> | <u>  </u> |

INTEREST POINTS:

-Miles to nearest hospital	<u>11</u>	-Miles to nearest grocery	<u>2</u>
-Miles to nearest major airport	<u>3</u>	-Miles to Blue Ridge Mtns.	<u>70</u>
-Miles to nearest shopping mall	<u>5</u>	-Miles to Atlantic Ocean	<u>350</u>

## Greenville County

**Earlene G. Jones, Administrator**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 24
- 14 apartments
- 0% of residents from other states

**SERVICES AVAILABLE:**

**Recreation:**

- \_\_clubhouse
- \_\_fishing
- \_\_garden plot
- \_\_golf on site
- \_\_greenhouse
- \_\_marina
- \_\_pool
- \_\_social director
- \_\_spa/hydrotherapy
- \_\_pool
- \_\_tennis
- \_\_visitor tours
- \_\_walking path
- \_\_woodworking shop

**Health-Related:**

- assisted living plan  
medical center  
☒ nurse on staff  
☒ nursing home on site  
☒ nursing home privileges  
☒ 24-hour front desk

**Other:**

- X emergency telephone  
communications  
X congregate meal plan  
neighborhood watch  
program  
handicapped accom.

- X security patrol  
 \_\_\_ security gate  
 \_\_\_ transportation  
 \_\_\_ service  
 \_\_\_ homeowners' assoc.  
 \_\_\_ entrance fee/deposit  
 \_\_\_ donation required  
 \_\_\_ fee simple ownership  
 \_\_\_ maintenance fee  
X rental agreements  
 \_\_\_ available  
 \_\_\_ income requirements  
X age eligibility  
 \_\_\_ requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized? <u>Accept Medicaid residents</u>  | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination? <u>                                </u>                              | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>                    </u> | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Financial reports</u>                       | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

- Try to help family place residents
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? \_\_\_\_\_
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Based on each  
individuals situation and needs.

### INTEREST POINTS:

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>20</u> | -Miles to nearest grocery  | <u>.1</u>  |
| -Miles to nearest major airport | <u>25</u> | -Miles to Blue Ridge Mtns. | <u>100</u> |
| -Miles to nearest shopping mall | 20        | -Miles to Atlantic Ocean   | 300        |

**SWANSGATE**  
**One Shelter Centre**  
**P.O. Box 1089**  
**Greenville, SC 29602**  
**(803) 239-1120**  
**Jerry Spcarman, Vice President**

**Greenville County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 280
- 190 detached houses & 3-story condominiums
- 33% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- X clubhouse
- X fishing
- X garden plot
- golf on site
- greenhouse
- marina
- X pool
- X social director
- X spa/hydrotherapy pool
- X tennis
- X visitor tours
- X walking path
- woodworking shop

Health-Related:

- X assisted living plan
- medical center
- nurse on staff
- nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- X emergency telephone
- communications
- congregate meal plan
- neighborhood watch program
- X handicapped accom.

- security patrol
- X security gate
- X transportation service
- X homeowners' assoc.
- entrance fee/deposit donation required
- X fee simple ownership
- X maintenance fee
- rental agreements available
- income requirements
- age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?  | <u>  </u>  | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>  </u>  | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                            | <u>X</u>   | <u>  </u> |
| 5. Is the refund method outlined in contract?  | <u>  </u>  | <u>X</u>  |
| 6. How is information on the financial soundness of the community shared with residents? <u>Financial statements provided monthly.</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?  |            |           |

Homes are owned fee simple.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? n/a
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? n/a

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>1</u>   |
| -Miles to nearest major airport | <u>12</u> | -Miles to Blue Ridge Mtns. | <u>18</u>  |
| -Miles to nearest shopping mall | <u>1</u>  | -Miles to Atlantic Ocean   | <u>200</u> |

**SWANSGATE  
RETIREMENT COMMUNITY  
400 Swansgate Place  
Greenville, S.C. 29605  
(803) 233-5673  
Rita Zack, Community Manager**

Greenville County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 190
- 190 detached houses & apartments
- 50% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☒ tennis
- ☐ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☐ security patrol
- ☒ security gate
- ☒ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☐ rental agreements
- ☐ available
- ☐ income requirements
- ☒ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>  |
|---|---------------|------------|
| 1. Is there a contractual agreement?  | <u>      </u> | <u>X</u>   |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>   |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>   |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?   | <u>n/a</u>    | <u>n/a</u> |
| 5. Is the refund method outlined in contract?   | <u>n/a</u>    | <u>n/a</u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Community manager in connection with the financial committee.</u> |               |            |
| 7. What is the policy regarding residents who become insolvent?   |               |            |
| <u>n/a</u>  |               |            |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Complete homeownership</u>                          |               |            |
| <u>responsible for all bills.</u>   |               |            |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>n/a</u>                                 |               |            |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>.5</u>  |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>60</u>  |
| -Miles to nearest shopping mall | <u>5</u>  | -Miles to Atlantic Ocean   | <u>200</u> |

## Greenwood County

- Residential capacity: 23
- 23 one story with common dining area
- % of residents from other states

\_\_ security patrol  
 \_\_ security gate  
 X transportation  
   service  
 \_\_ homeowners' assoc.  
 \_\_ entrance fee/deposit  
   donation required  
 \_\_ fee simple ownership  
 \_\_ maintenance fee  
 X rental agreements  
   available  
 \_\_ income requirements  
 X age eligibility  
   requirements

1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>      </u>	<u>X</u>
3. Is the retirement community church related? Which denomination? _____	<u>      </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge? _	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>Not applicable - rental facility</u>		
7. What is the policy regarding residents who become insolvent?		

Details are in rental agreement.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Resident pays for nursing care.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?

Resident determines.

-Miles to nearest hospital	<u>2.5</u>	-Miles to nearest grocery	<u>2</u>
-Miles to nearest major airport	<u>30</u>	-Miles to Blue Ridge Mtns.	<u>120</u>
-Miles to nearest shopping mall	2	-Miles to Atlantic Ocean	<u>230</u>

GREENWOOD METHODIST HOME  
1110 Marshall Road  
Greenwood, SC 29646  
P.O. Box 1203  
Greenwood, S.C. 29648  
(803) 227-1220

Greenwood County

Dr. Ted R. Morton, Jr., Exec. Director

TYPE OF FACILITY: RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 100  
-52 detached houses, apartments, & duplexes  
-50 suites in Congregate facility (opening October 1989)  
-32% of residents from other states

SERVICES AVAILABLE:

Recreation:

- X clubhouse  
   fishing  
X garden plot  
   golf on site  
X greenhouse  
   marina  
   pool  
X social director  
   spa/hydrotherapy  
   pool  
   tennis  
X visitor tours  
X walking path  
   woodworking shop

Health-Related:

- assisted living plan  
   medical center  
   nurse on staff  
X nursing home on site  
X nursing home privileges  
   24-hour front desk

Other:

- X emergency telephone  
   communications  
X congregate meal plan  
X neighborhood watch  
   program  
X handicapped accom.

- security patrol  
   security gate  
X transportation  
   service  
   homeowners' assoc.  
X entrance fee/deposit  
   donation required  
   fee simple ownership  
X maintenance fee  
   rental agreements  
   available  
   income requirements  
   age eligibility  
   requirements

CONTRACTUAL INFORMATION:

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? <u>United Methodist</u>  | <u>  X  </u>  | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                               | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Disclosure of financial data upon request</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

Provision will be made for their continued residency and care.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? To pay the applicable charges at the time of admission if financially able.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as the maintenance fee is paid.

INTEREST POINTS:

- |                                 |              |                            |              |
|---------------------------------|--------------|----------------------------|--------------|
| -Miles to nearest hospital      | <u>  2  </u> | -Miles to nearest grocery  | <u>  2  </u> |
| -Miles to nearest major airport | <u>60</u>    | -Miles to Blue Ridge Mtns. | <u>60/70</u> |
| -Miles to nearest shopping mall | <u>  5  </u> | -Miles to Atlantic Ocean   | <u>240</u>   |





**COLONIAL CHARTER**  
**P. O. Box 4299**  
**N. Myrtle Beach, SC 29597**  
**(803) 399-4445**  
**John Laymon, Broker in Charge**

**Horry County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 900
- 900 detached houses, villas, patio homes
- 80% of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>security patrol</u>
<u>  </u> fishing	<u>medical center</u>	<u>X</u> security gate
<u>  </u> garden plot	<u>nurse on staff</u>	<u>  </u> transportation
<u>X</u> golf on site	<u>nursing home on site</u>	<u>  </u> service
<u>  </u> greenhouse	<u>nursing home privileges</u>	<u>X</u> homeowners' assoc.
<u>  </u> marina	<u>24-hour front desk</u>	<u>  </u> entrance fee/deposit
<u>X</u> pool		<u>  </u> donation required
<u>  </u> social director	<b>Other:</b>	<u>X</u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>communications</u>	<u>X</u> rental agreements
<u>X</u> tennis	<u>congregate meal plan</u>	<u>  </u> available
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>  </u> income requirements
<u>X</u> walking path	<u>program</u>	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? _____  | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? _____                 | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Upon request</u>                      | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |
| <u>  N/A  </u>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>  N/A  </u>             | <u>      </u> | <u>      </u> |
| <u>  N/A  </u>  |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>  N/A  </u> | <u>      </u> | <u>      </u> |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  12  </u>	-Miles to nearest grocery	<u>  3  </u>
-Miles to nearest major airport	<u>  20  </u>	-Miles to Blue Ridge Mtns.	<u> 250 </u>
-Miles to nearest shopping mall	<u>  10  </u>	-Miles to Atlantic Ocean	<u>  7  </u>

**COVENANT TOWERS**  
**5001 Little River Road**  
**Myrtle Beach, S.C. 29577**  
**(803) 449-2484**  
**Mack Brown, Exec. Director**

**Horry County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 200
- 159 5-story mid-rise condominiums
- 50% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>X</u> fishing	<u>X</u> medical center	<u>  </u> security gate
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>X</u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>X</u> nursing home privileges	<u>X</u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>X</u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>X</u> fee simple ownership
<u>X</u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>X</u> visitor tours	<u>X</u> neighborhood watch	<u>  </u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?  | <u>  </u>  | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>  </u>  | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                    | <u>X</u>   | <u>  </u> |
| 5. Is the refund method outlined in contract?  | <u>X</u>   | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Profit &amp; loss statement and balance sheet.</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?  |            |           |

- Homeowners Association Board action on a "per occurrence" basis
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Pay a reduced fee on
- condominium and per diem for other services.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement?

Fee simple ownership - indefinite time limit

**INTEREST POINTS:**

-Miles to nearest hospital	<u>2</u>	-Miles to nearest grocery	<u>1</u>
-Miles to nearest major airport	<u>8</u>	-Miles to Blue Ridge Mtns.	<u>350</u>
-Miles to nearest shopping mall	<u>1</u>	-Miles to Atlantic Ocean	<u>6/10</u>



## Horry County

**Mr. L. Richard Nixon, Exec. Vice President**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 1000
- 570 detached houses
- 95% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

**Health-Related:**

assisted living plan  
X medical center  
nurse on staff  
nursing home on site  
nursing home privileges  
24-hour front desk

Other:

emergency telephone  
communications  
congregate meal plan  
X neighborhood watch  
program  
handicapped accom.

X security patrol  
   security gate  
   transportation  
   service  
X homeowners' assoc.  
   entrance fee/deposit  
   donation required  
   fee simple ownership  
X maintenance fee  
X rental agreements  
   available  
X income requirements  
X age eligibility  
   requirements

**CONTRACTUAL INFORMATION:**

- | CONTRACTUAL INFORMATION:  |  | YES           | NO            |
|---|--|---------------|---------------|
| 1. Is there a contractual agreement?  |  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   |  | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? _____                                    |  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? |  | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   |  | <u>n/a</u>    | <u>n/a</u>    |
| 6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>         |  |               |               |
| 7. What is the policy regarding residents who become insolvent?   |  |               |               |

## Homes are re-sold

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Home is re-sold
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Various

### INTEREST POINTS:

-Miles to nearest hospital	<u>18</u>	-Miles to nearest grocery	<u>.1</u>
-Miles to nearest major airport	<u>8</u>	-Miles to Blue Ridge Mtns.	<u>5/hrs.</u>
-Miles to nearest shopping mall	<u>1</u>	-Miles to Atlantic Ocean	<u>1+</u>

## Horry County

- Residential capacity: 1027
- 1027 detached houses
- 40% of residents from other states

X security patrol  
\_ security gate  
\_ transportation  
  service  
X homeowners' assoc.  
\_ entrance fee/deposit  
  donation required  
X fee simple ownership  
X maintenance fee  
\_ rental agreements  
  available  
\_ income requirements  
\_ age eligibility  
  requirements

1. Is there a contractual agreement?	<u>          X          </u>	<u>                        </u>
2. Is the retirement community government subsidized?	<u>                        </u>	<u>          X          </u>
3. Is the retirement community church related? Which denomination?	<u>                        </u>	<u>          X          </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>                        </u>	<u>          X          </u>
5. Is the refund method outlined in contract?	<u>                        </u>	<u>          X          </u>
6. How is information on the financial soundness of the community shared with residents?	<u>          It is not shared.          </u>	
7. What is the policy regarding residents who become insolvent?	<u>  </u>	

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 0 days

-Miles to nearest hospital	<u>1</u>	-Miles to nearest grocery	<u>1</u>
-Miles to nearest major airport	<u>3</u>	-Miles to Blue Ridge Mtns.	<u>200</u>
-Miles to nearest shopping mall	1	-Miles to Atlantic Ocean	<u>1</u>

MYRTLE BEACH MANOR  
9201 N. Kings Highway  
Myrtle Beach, S.C. 29572  
(803) 449-5283  
Juana C. Newber, Exec. Director

Horry County

TYPE OF FACILITY: RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 80  
-60 apartments  
-80% of residents from other states

SERVICES AVAILABLE:

Recreation:

- clubhouse  
   fishing  
   garden plot  
   golf on site  
   greenhouse  
   marina  
   pool

- X social director  
   spa/hydrotherapy  
   pool  
   tennis  
X visitor tours  
X walking path  
   woodworking shop

Health-Related:

- X assisted living plan  
X medical center  
X nurse on staff  
X nursing home on site  
X nursing home privileges  
   24-hour front desk

Other:

- X emergency telephone  
communications  
X congregate meal plan  
   neighborhood watch  
program  
X handicapped accom.

- security patrol  
   security gate  
X transportation  
service  
   homeowners' assoc.  
   entrance fee/deposit  
donation required  
   fee simple ownership  
   maintenance fee  
X rental agreements  
available  
   income requirements  
   age eligibility  
requirements

CONTRACTUAL INFORMATION:

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? _____                                    | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>On request</u>  | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

Excluding nursing care, only private pay accepted

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? The current rate will be charged.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 30 days

INTEREST POINTS:

- |                                 |            |                            |            |
|---------------------------------|------------|----------------------------|------------|
| -Miles to nearest hospital      | <u>1.5</u> | -Miles to nearest grocery  | <u>.4</u>  |
| -Miles to nearest major airport | <u>12</u>  | -Miles to Blue Ridge Mtns. | <u>480</u> |
| -Miles to nearest shopping mall | <u>1.5</u> | -Miles to Atlantic Ocean   | <u>.4</u>  |

**MYRTLE TRACE  
RETIREMENT COMMUNITY  
100 Myrtle Trace Drive  
P.O. Box 3908  
Myrtle Beach, SC 29578  
(803) 448-1045  
Van Watts, III, Sales Manager**

Horry County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 500
- 500 detached houses & villas
- 98% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☒ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☒ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☒ rental agreements available
- ☐ income requirements
- ☒ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                            | <u>      </u> | <u>X</u>      |
| 5. Is the refund method outlined in contract?  | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>N/A - not Life Care Community</u>          |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |
| <u>N/A - not Life Care Community</u>   |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Up to the individual</u>     |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>Individually</u> |               |               |
| <u>owned home</u>  |               |               |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>.5</u> | -Miles to nearest grocery  | <u>5</u>   |
| -Miles to nearest major airport | <u>7</u>  | -Miles to Blue Ridge Mtns. | <u>300</u> |
| -Miles to nearest shopping mall | <u>7</u>  | -Miles to Atlantic Ocean   | <u>8</u>   |

## Horry County

-\_\_% of residents from other states

—age eligible  
requirements

-Miles to nearest hospital	<u>20</u>	-Miles to nearest grocery	<u>10</u>
-Miles to nearest major airport	<u>30</u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	15	-Miles to Atlantic Ocean	10



**WOODLAKE**  
**606 Bluebird Lane**  
**Murrells Inlet, SC 29576**  
**(803) 651-0020**  
**Jeanne Scott, Manager**

**Horry County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 450
- 450 detached houses
- 90% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☐ garden plot
- ☒ golf on site
- ☐ greenhouse
- ☐ marina
- ☒ pool
- ☐ social director
- ☐ spa/hydrotherapy pool
- ☒ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone communications
- ☐ congregate meal plan
- ☒ neighborhood watch program
- ☐ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☐ rental agreements available
- ☐ income requirements
- ☐ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>   |           |
| 2. Is the retirement community government subsidized?  |            | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination?   |            |           |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        |            |           |
| 5. Is the refund method outlined in contract?  |            |           |
| 6. How is information on the financial soundness of the community shared with residents?                           |            |           |
| 7. What is the policy regarding residents who become insolvent?  |            |           |
| <hr/>  |            |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             |            |           |
| <hr/>  |            |           |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? |            |           |
| <hr/>  |            |           |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>15</u> | -Miles to nearest grocery  | <u>2</u>   |
| -Miles to nearest major airport | <u>10</u> | -Miles to Blue Ridge Mtns. | <u>300</u> |
| -Miles to nearest shopping mall | <u>2</u>  | -Miles to Atlantic Ocean   | <u>3</u>   |

SPRINGDALE VILLAGE  
146 Battleship Road  
P.O. Box 1619  
Camden, SC 29020  
(803) 432-3741

Kershaw County

Carl Kretschmar, President

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 13
- 9 apartments
- 0% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>X</u> garden plot	<u>  </u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>X</u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                   | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Personal consultations</u>                        |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |
| <u>They would be asked to move.</u>   |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>They would pay the nursing</u>      |               |               |
| <u>home fees directly to that facility.</u>   |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>As long as resident</u> |               |               |
| <u>wants to hold his or her apartment.</u>  |               |               |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  2  </u>	-Miles to nearest grocery	<u>  1  </u>
-Miles to nearest major airport	<u> 40 </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>  2  </u>	-Miles to Atlantic Ocean	<u> 150 </u>

**LANCASTER MANOR APARTMENTS**  
**201 Chesterfield Avenue**  
**Lancaster, S.C. 29720**  
**(803) 285-7115**  
**Terri Morrow, Manager**

**Lancaster County**

**TYPE OF FACILITY: RETIREMENT COMMUNITY**

- Residential capacity: 66
- 66 high rise
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>  </u> clubhouse	<u>  </u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>  </u> nurse on staff	<u>  </u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>  </u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>  </u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>X</u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>  X  </u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>  X  </u>	<u>      </u>
3. Is the retirement community church related? Which denomination?	<u>      </u>	<u>  X  </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>  X  </u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>  X  </u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent?	<u>      </u>	<u>      </u>

Must be capable of independent living or provide own assistance.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? 30 day written notice if

possible; responsibility limited to actual residence.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Dependent upon

medical evaluation.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  3  </u>	-Miles to nearest grocery	<u>  2  </u>
-Miles to nearest major airport	<u> 40 </u>	-Miles to Blue Ridge Mtns.	<u> 150 </u>
-Miles to nearest shopping mall	<u> 25 </u>	-Miles to Atlantic Ocean	<u> 150 </u>

ABERDEEN PLACE  
E. Maple Street  
P.O. Box 89  
Clinton, SC 29325  
(803) 833-0681  
W. L. Prickett, Broker

Laurens County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity:
- 37 detached houses
- 50% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- clubhouse
- fishing
- garden plot
- golf on site
- greenhouse
- marina
- pool
- social director
- spa/hydrotherapy
- X pool
- tennis
- visitor tours
- X walking path
- woodworking shop

Health-Related:

- assisted living plan
- medical center
- nurse on staff
- nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- emergency telephone
- communications
- congregate meal plan
- neighborhood watch program
- X handicapped accom.

- security patrol
- X security gate
- transportation service
- X homeowners' assoc.
- entrance fee/deposit
- donation required
- fee simple ownership
- X maintenance fee
- rental agreements available
- income requirements
- age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>  | <u>NO</u>   |
|--|-------------|-------------|
| 1. Is there a contractual agreement?   | <u>N/A</u>  | <u>    </u> |
| 2. Is the retirement community government subsidized?  | <u>    </u> | <u>X</u>    |
| 3. Is the retirement community church related? Which denomination? <u>                                    </u>   | <u>    </u> | <u>X</u>    |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>    </u>  | <u>    </u> | <u>    </u> |
| 5. Is the refund method outlined in contract?  | <u>N/A</u>  | <u>    </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>  | <u>    </u> | <u>    </u> |
| 7. What is the policy regarding residents who become insolvent?  | <u>    </u> | <u>    </u> |
| <hr/>  |             |             |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>                                    </u>             |             |             |
| <hr/>  |             |             |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>                                    </u> |             |             |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>1</u>  | -Miles to nearest grocery  | <u>1</u>   |
| -Miles to nearest major airport | <u>40</u> | -Miles to Blue Ridge Mtns. | <u>60</u>  |
| -Miles to nearest shopping mall | <u>3</u>  | -Miles to Atlantic Ocean   | <u>180</u> |

**FRAMPTON HALL**  
**N. Broad Street**  
**Clinton, S.C. 29325**  
**(803) 833-0386**  
**Samuel N. Thomas, Sr., Administrator**

**Laurens County**

**TYPE OF FACILITY: RETIREMENT COMMUNITY**

- Residential capacity: 100
- 78 apartments & private rooms
- 2% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>X</u> security patrol
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation service
<u>golf on site</u>	<u>nursing home on site</u>	<u>homeowners' assoc.</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>entrance fee/deposit</u>
<u>marina</u>	<u>X</u> 24-hour front desk	<u>donation required</u>
<u>pool</u>		<u>fee simple ownership</u>
<u>X</u> social director	<u>Other:</u>	<u>X</u> maintenance fee
<u>spa/hydrotherapy</u>	<u>X</u> emergency telephone	<u>rental agreements</u>
<u>pool</u>	<u>communications</u>	<u>available</u>
<u>tennis</u>	<u>X</u> congregate meal plan	<u>income requirements</u>
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>X</u> age eligibility
<u>walking path</u>	<u>program</u>	<u>requirements</u>
<u>woodworking shop</u>	<u>X</u> handicapped accom.	

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	
2. Is the retirement community government subsidized?		<u>X</u>
3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>	<u>X</u>	
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	
5. Is the refund method outlined in contract?		
6. How is information on the financial soundness of the community shared with residents? <u>Annual Report</u>		
7. What is the policy regarding residents who become insolvent?		

Home will subsidize such residents

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Resident has financial responsibility -Home will be subsidize if resident is unable to pay.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? at least 30 days

**INTEREST POINTS:**

-Miles to nearest hospital	<u>1</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>45</u>	-Miles to Blue Ridge Mtns.	<u>70</u>
-Miles to nearest shopping mall	<u>2</u>	-Miles to Atlantic Ocean	<u>175</u>

**MARTHA FRANKS BAPTIST  
RETIREMENT CENTER  
1 Martha Franks Drive  
Laurens, SC 29360  
(803) 984-4541  
Joe R. Babb, Administrator**

Laurens County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 166
- 166 apartments & residential beds
- 0% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>X assisted living plan</u>	<u>X security patrol</u>
<u>X fishing</u>	<u>X medical center</u>	<u>security gate</u>
<u>X garden plot</u>	<u>X nurse on staff</u>	<u>X transportation</u>
<u>golf on site</u>	<u>X nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>X 24-hour front desk</u>	<u>X entrance fee/deposit</u>
<u>pool</u>		<u>donation required</u>
<u>X social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>X emergency telephone</u>	<u>X maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>X rental agreements</u>
<u>tennis</u>	<u>X congregate meal plan</u>	<u>available</u>
<u>X visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>X walking path</u>	<u>program</u>	<u>X age eligibility</u>
<u>X woodworking shop</u>	<u>X handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	
2. Is the retirement community government subsidized?		<u>X</u>
3. Is the retirement community church related? Which denomination? <u>Baptist</u>	<u>X</u>	
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	
5. Is the refund method outlined in contract?	<u>X</u>	
6. How is information on the financial soundness of the community shared with residents? <u>Audit available</u>		
7. What is the policy regarding residents who become insolvent?		

- Evaluated case by case
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Evaluated on a case by case basis Residential & nursing on fee basis not life care.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Varied depending on probability of residents return. Evaluation case by case basis.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>1.5</u>	-Miles to nearest grocery	<u>1.5</u>
-Miles to nearest major airport	<u>40</u>	-Miles to Blue Ridge Mtns.	<u>70</u>
-Miles to nearest shopping mall	<u>1.5</u>	-Miles to Atlantic Ocean	<u>150</u>

**PRESBYTERIAN HOME  
OF S.C. - LAURENS  
Hwy 56 - North  
Clinton, SC 29325  
(803) 833-5190  
Joan Young, Administrator**

Laurens County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 185
- 174 detached houses, apartments, quadraplex, single rooms
- 3% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>X</u> security patrol
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>X</u> nurse on staff	<u>X</u> transportation
<u>X</u> golf on site	<u>X</u> nursing home on site	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>24-hour front desk</u>	<u>entrance fee/deposit</u>
<u>pool</u>		<u>donation required</u>
<u>X</u> social director	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>emergency telephone</u>	<u>maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>X</u> rental agreements
<u>tennis</u>	<u>X</u> congregate meal plan	<u>available</u>
<u>X</u> visitor tours	<u>neighborhood watch</u>	<u>income requirements</u>
<u>X</u> walking path	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>X</u> handicapped accom.	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. Is there a contractual agreement?  | <u>X</u>   |           |
| 2. Is the retirement community government subsidized?   |            | <u>X</u>  |
| 3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>  | <u>X</u>   |           |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                               | <u>X</u>   |           |
| 5. Is the refund method outlined in contract?   | <u>X</u>   |           |
| 6. How is information on the financial soundness of the community shared with residents? <u>Annual Audited Financial Report available</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?   |            |           |

Financial aid from churches and endowment granted after approval by a subcommittee of the Board of Trustees.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Additional supplemental charges as stated in contracts
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? All living units are maintained for residents in the event of temporary nursing home placement.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>2.5</u>	-Miles to nearest grocery	<u>.2</u>
-Miles to nearest major airport	<u>40</u>	-Miles to Blue Ridge Mtns.	<u>100</u>
-Miles to nearest shopping mall	<u>3</u>	-Miles to Atlantic Ocean	<u>150</u>

**ASBURY ARMS**  
**100 Asbury Lane**  
**West Columbia, S.C. 29169**  
**(803) 794-8052**  
**Frances B. Rich, Res. Manager**

Lexington County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 56
- 56 villas
- 06% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>  </u> nurse on staff	<u>  </u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>  </u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>  </u> rental agreements
<u>  </u> tennis	<u>  </u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>X</u> neighborhood watch	<u>X</u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>  X  </u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>  X  </u>	<u>      </u>
3. Is the retirement community church related? Which denomination? <u>Methodist</u>	<u>      </u>	<u>      </u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>  X  </u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>  X  </u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent?	<u>      </u>	<u>      </u>

HUD requirements

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Pay rent if plans are to return to apartment.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Until family makes a choice.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  .5  </u>	-Miles to nearest grocery	<u>  1.5  </u>
-Miles to nearest major airport	<u>  5  </u>	-Miles to Blue Ridge Mtns.	<u> 120  </u>
-Miles to nearest shopping mall	<u>  4  </u>	-Miles to Atlantic Ocean	<u> 110  </u>





PRESBYTERIAN HOME  
OF S.C. - COLUMBIA  
700 DeVega Drive  
Lexington, SC 29072  
(803) 796-8700  
Margaret Taylor, Administrator

Lexington County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 80
- 69 apartments & residential rooms
- % of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>  </u> clubhouse	<u>  </u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>  </u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>X</u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>  </u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>  </u> pool		<u>  </u> donation required
<u>X</u> social director	<b>Other:</b>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>  </u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |  | YES           | NO            |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? <u>Presbyterian</u>   | <u>  X  </u>  | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>  </u>                      | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Annual audit available at Corporate Office</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |

By action of Committee on Board of Trustees financial aid is granted for those eligible. Financial aid comes from Churches and endowments.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Additional charges are imposed as stated in correct.
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? All living units are maintained for residents in the event of temporary nursing home placement.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>      </u>	-Miles to nearest grocery	<u>      </u>
-Miles to nearest major airport	<u>      </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>      </u>	-Miles to Atlantic Ocean	<u>      </u>

**S. C. EPISCOPAL  
RETIREMENT COMMUNITY**      **Lexington County**  
**Still Hopes**  
**100 7th Street Extension**  
**West Columbia, SC 29169**  
**(803) 796-6490**  
**Peggy Thibault, Exec. Director**

**TYPE OF FACILITY:**    RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 110
- 110 apartments, duplexes, & resident, nursing
- 01% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>X assisted living plan</u>	<u>X security patrol</u>
<u>X fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>X garden plot</u>	<u>X nurse on staff</u>	<u>X transportation</u>
<u>golf on site</u>	<u>X nursing home on site</u>	<u>service</u>
<u>X greenhouse</u>	<u>X nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>24-hour front desk</u>	<u>X entrance fee/deposit</u>
<u>pool</u>		<u>donation required</u>
<u>X social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>X emergency telephone</u>	<u>X maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>X rental agreements</u>
<u>tennis</u>	<u>X congregate meal plan</u>	<u>available</u>
<u>X visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>X walking path</u>	<u>program</u>	<u>X age eligibility</u>
<u>woodworking shop</u>	<u>X handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>Episcopal</u>   | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                               | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Yes, if asked for</u>                         | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |
| <u>Have assistance available</u>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Responsible for own account</u> | <u>      </u> | <u>      </u> |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>No set time</u>     | <u>      </u> | <u>      </u> |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>5</u>	-Miles to nearest grocery	<u>3</u>
-Miles to nearest major airport	<u>10</u>	-Miles to Blue Ridge Mtns.	<u>120</u>
-Miles to nearest shopping mall	<u>5</u>	-Miles to Atlantic Ocean	<u>100</u>

**TIMBERLAKE PLANTATION**  
**1700-A Amick's Ferry Road**  
**Chapin, SC 29036**  
**(803) 345-5044**  
**Don Dowling, Broker-in Charge**

Lexington County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 1300-1400
- 1300-1400 detached houses
- 30% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☐ garden plot
- ☒ golf on site
- ☐ greenhouse
- ☒ marina
- ☒ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☒ tennis
- ☐ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☒ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☒ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☒ security patrol
- ☐ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements available
- ☐ income requirements
- ☐ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?  | <u>      </u> | <u>X</u>      |
| 5. Is the refund method outlined in contract?  | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Homeowners Association</u>   |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |
| <u>None established</u>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Residents are homeowners or property owners so financial responsibility is theirs.</u> |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>n/a</u>  |               |               |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>18</u> | -Miles to nearest grocery  | <u>7</u>   |
| -Miles to nearest major airport | <u>20</u> | -Miles to Blue Ridge Mtns. | <u>150</u> |
| -Miles to nearest shopping mall | <u>25</u> | -Miles to Atlantic Ocean   | <u>150</u> |

**SAVANNAH LAKES VILLAGE**      **McCormick County**  
**Hwy. 378 West**  
**P.O. Box 1469**  
**McCormick, SC 29835**  
**(803) 391-2151**  
**Shirley Vernon, Director of Marketing**

**TYPE OF FACILITY:**    RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 10000
- detached houses & townhouses
- 50% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>  </u> assisted living plan	<u>X</u> security patrol
<u>X</u> fishing	<u>  </u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>  </u> nurse on staff	<u>  </u> transportation
<u>X</u> golf on site	<u>X</u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>X</u> homeowners' assoc.
<u>X</u> marina	<u>  </u> 24-hour front desk	<u>  </u> entrance fee/deposit
<u>X</u> pool		<u>  </u> donation required
<u>  </u> social director	<u>Other:</u>	<u>X</u> fee simple ownership
<u>X</u> spa/hydrotherapy	<u>  </u> emergency telephone	<u>X</u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>X</u> tennis	<u>  </u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>  </u> neighborhood watch	<u>  </u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>  </u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>      </u>	<u>X</u>
2. Is the retirement community government subsidized?	<u>      </u>	<u>X</u>
3. Is the retirement community church related? Which denomination?	<u>      </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>Fully</u>		
7. What is the policy regarding residents who become insolvent?		
<u>Unknown at present time</u>		
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Unknown at present time</u>		
<u>Unknown at present time.</u>		

**INTEREST POINTS:**

-Miles to nearest hospital	<u>28</u>	-Miles to nearest grocery	<u>5</u>
-Miles to nearest major airport	<u>40</u>	-Miles to Blue Ridge Mtns.	<u>100</u>
-Miles to nearest shopping mall	<u>28</u>	-Miles to Atlantic Ocean	<u>150</u>

CHICKASAW POINT  
South Hwy. 11  
P.O. Box 97  
Fair Play, SC 29643  
(803) 972-3042  
John Morgan, Developer

Oconee County

TYPE OF FACILITY: RETIREMENT COMMUNITY

- Residential capacity: 1100
- 165 villas, residential single family
- 90% of residents from other states

SERVICES AVAILABLE:

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☒ garden plot
- ☒ golf on site
- ☐ greenhouse
- ☒ marina
- ☒ pool
- ☐ social director
- ☐ spa/hydrotherapy pool
- ☒ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone communications
- ☐ congregate meal plan
- ☒ neighborhood watch program
- ☐ handicapped accom.

- ☒ security patrol
- ☒ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☐ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☒ rental agreements available
- ☐ income requirements
- ☐ age eligibility requirements

CONTRACTUAL INFORMATION:

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>      </u> | <u>X</u>      |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?        | <u>      </u> | <u>X</u>      |
| 5. Is the refund method outlined in contract?  | <u>n/a</u>    | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Self governing POA</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |
| <hr/>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility?             |               |               |
| <hr/>  |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? |               |               |
| <hr/>  |               |               |

INTEREST POINTS:

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>12</u> | -Miles to nearest grocery  | <u>6</u>   |
| -Miles to nearest major airport | <u>60</u> | -Miles to Blue Ridge Mtns. | <u>20</u>  |
| -Miles to nearest shopping mall | <u>12</u> | -Miles to Atlantic Ocean   | <u>200</u> |

**KEOWEE KEY**  
**Route 2**  
**Salem, SC 29676**  
**(803) 944-2400**  
**Bonnie Douglas, Administrator**

**Oconee County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 2200
- 710 detached houses, condominiums
- 95% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☐ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☐ handicapped accom.

- ☒ security patrol
- ☒ security gate
- ☐ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements
- ☐ available
- ☐ income requirements
- ☐ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Financial report available</u> | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?  | <u>      </u> | <u>      </u> |

Lien is filed.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Individual

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as fees

and payments are current quarterly.

**INTEREST POINTS:**

- |                                 |               |                            |               |
|---------------------------------|---------------|----------------------------|---------------|
| -Miles to nearest hospital      | <u>      </u> | -Miles to nearest grocery  | <u>      </u> |
| -Miles to nearest major airport | <u>      </u> | -Miles to Blue Ridge Mtns. | <u>      </u> |
| -Miles to nearest shopping mall | <u>      </u> | -Miles to Atlantic Ocean   | <u>      </u> |

BRADFORD VILLAGE  
1 Bradford Boulevard  
P.O. Box 70  
Santee, S.C. 29142  
(803) 854-2155  
Johnny Roland, Manager

Orangeburg County

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

-Residential capacity: 700  
-350 detached houses & villas  
-75% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

☒ clubhouse  
☒ fishing  
☒ garden plot  
☒ golf on site  
☒ greenhouse  
☐ marina  
☒ pool  
☒ social director  
☒ spa/hydrotherapy  
pool  
☒ tennis  
☒ visitor tours  
☒ walking path  
☒ woodworking shop

Health-Related:

☐ assisted living plan  
☒ medical center  
☐ nurse on staff  
☐ nursing home on site  
☐ nursing home privileges  
☐ 24-hour front desk

Other:

☒ emergency telephone  
communications  
☐ congregate meal plan  
☒ neighborhood watch  
program  
☒ handicapped accom.

☐ security patrol  
☒ security gate  
☐ transportation  
service  
☒ homeowners' assoc.  
☐ entrance fee/deposit  
donation required  
☒ fee simple ownership  
☒ maintenance fee  
☐ rental agreements  
available  
☐ income requirements  
☒ age eligibility  
requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>  |
|---|---------------|------------|
| 1. Is there a contractual agreement?  | <u>      </u> | <u>X</u>   |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>   |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>   |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                   | <u>      </u> | <u>X</u>   |
| 5. Is the refund method outlined in contract?   | <u>      </u> | <u>n/a</u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Monthly Association Meetings</u>  |               |            |
| 7. What is the policy regarding residents who become insolvent?   |               |            |
| <u>None - Residents own house title in fee simple.</u>  |               |            |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>N/A</u>             |               |            |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>N/A</u> |               |            |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>22</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>55</u>	-Miles to Blue Ridge Mtns.	<u>160</u>
-Miles to nearest shopping mall	<u>100</u>	-Miles to Atlantic Ocean	<u>75</u>





**THE METHODIST HOME**  
**1000 Live Oak Dr., S.W.**  
**P.O. Box 327**  
**Orangeburg, S.C. 29116**  
**(803) 534-1212**

Orangeburg County

Rev. C. Bunton Sheffield, Exec. Director

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 375
- 271 apartments & duplexes
- 6% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- clubhouse
- X fishing
- X garden plot
- golf on site
- greenhouse
- marina
- pool
- X social director
- spa/hydrotherapy
- pool
- tennis
- X visitor tours
- X walking path
- woodworking shop

Health-Related:

- X assisted living plan
- X medical center
- X nurse on staff
- X nursing home on site
- nursing home privileges
- 24-hour front desk

Other:

- X emergency telephone
- communications
- X congregate meal plan
- neighborhood watch
- program
- X handicapped accom.

- X security patrol
- security gate
- X transportation
- service
- homeowners' assoc.
- entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- rental agreements
- available
- income requirements
- X age eligibility
- requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>United Methodist</u>                                    | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                   | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>      </u> | <u>n/a</u>    |
| 6. How is information on the financial soundness of the community shared with residents? <u>Resident makes no investment.</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

At present, Church or Medicaid supports them.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as

resident wants to maintain the unit.

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>12</u> | -Miles to nearest grocery  | <u>3</u>   |
| -Miles to nearest major airport | <u>40</u> | -Miles to Blue Ridge Mtns. | <u>180</u> |
| -Miles to nearest shopping mall | <u>8</u>  | -Miles to Atlantic Ocean   | <u>90</u>  |

**PECAN GROVE  
ELDERLY HOUSING  
1820 St. Matthews Road  
Orangeburg, SC 29115  
(803) 534-0815  
Nona Adkins, Manager**

Orangeburg County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 75
- 75 garden apartments
- 75% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☐ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☐ emergency telephone
- ☐ communications
- ☐ congregate meal plan
- ☐ neighborhood watch
- ☐ program
- ☒ handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☐ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☐ rental agreements
- ☐ available
- ☐ income requirements
- ☐ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>      </u> | <u>X</u>      |
| 2. Is the retirement community government subsidized?   | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination? <u>7th Day Adventist</u>                               | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>      </u> | <u>      </u> | <u>n/a</u>    |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>                       | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

Personal conversations with families or DSS (Protective Services)

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? None
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 4 to 5 months

**INTEREST POINTS:**

- |                                 |           |                            |           |
|---------------------------------|-----------|----------------------------|-----------|
| -Miles to nearest hospital      | <u>2</u>  | -Miles to nearest grocery  | <u>2</u>  |
| -Miles to nearest major airport | <u>45</u> | -Miles to Blue Ridge Mtns. | <u>90</u> |
| -Miles to nearest shopping mall | <u>2</u>  | -Miles to Atlantic Ocean   | <u>70</u> |

**SANTEE COOPER RESORT**  
**S.C. Highway 6**  
**P.O. Box 486**  
**Santee, S.C. 29142**  
**(803) 854-2900**  
**Bob Hickman, President**

**Orangeburg County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 450
- 110 detached houses, villas
- 65% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☒ fishing
- ☒ garden plot
- ☒ golf on site
- ☐ greenhouse
- ☒ marina
- ☐ pool
- ☐ social director
- ☐ spa/hydrotherapy pool
- ☒ tennis
- ☐ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☒ emergency telephone communications
- ☐ congregate meal plan
- ☒ neighborhood watch program
- ☐ handicapped accom.

- ☐ security patrol
- ☒ security gate
- ☐ transportation service
- ☒ homeowners' assoc.
- ☒ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☒ rental agreements available
- ☐ income requirements
- ☐ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>               | <u>NO</u>                           |
|---|--------------------------|-------------------------------------|
| 1. Is there a contractual agreement?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is the retirement community government subsidized?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the retirement community church related? Which denomination?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                       | <input type="checkbox"/> | <u>n/a</u>                          |
| 5. Is the refund method outlined in contract?   | <input type="checkbox"/> | <u>n/a</u>                          |
| 6. How is information on the financial soundness of the community shared with residents? <u>Through independent annual audits</u> |                          |                                     |
| 7. What is the policy regarding residents who become insolvent?   |                          |                                     |
| <u>N/A</u>  |                          |                                     |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>N/A</u>                 |                          |                                     |
| <u>N/A</u>  |                          |                                     |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>N/A</u>     |                          |                                     |

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>23</u> | -Miles to nearest grocery  | <u>2</u>   |
| -Miles to nearest major airport | <u>55</u> | -Miles to Blue Ridge Mtns. | <u>100</u> |
| -Miles to nearest shopping mall | <u>2</u>  | -Miles to Atlantic Ocean   | <u>110</u> |

**CLEMSON DOWNS**  
**500 Downs Loop**  
**Clemson, S.C. 29631**  
**(803) 654-1155**  
**R. Reinhart, Exec. Director**

**Pickens County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 390
- 206 detached houses, apartments, & duplexes
- 30% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>security patrol</u>
<u> </u> fishing	<u>X</u> medical center	<u>security gate</u>
<u>X</u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u> </u> golf on site	<u>X</u> nursing home on site	<u> </u> service
<u> </u> greenhouse	<u>X</u> nursing home privileges	<u>X</u> homeowners' assoc.
<u> </u> marina	<u> </u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u> </u> pool		<u> </u> donation required
<u> </u> social director	<u>Other:</u>	<u>X</u> fee simple ownership
<u> </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u> </u> maintenance fee
<u> </u> pool	<u> </u> communications	<u>X</u> rental agreements
<u> </u> tennis	<u>X</u> congregate meal plan	<u> </u> available
<u>X</u> visitor tours	<u> </u> neighborhood watch	<u>X</u> income requirements
<u>X</u> walking path	<u> </u> program	<u>X</u> age eligibility
<u> </u> woodworking shop	<u> </u> handicapped accom.	<u> </u> requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?   | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?          | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Copy of audit report</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?  |               |               |

- Must leave
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Insurance pay, Medicare
- certified or private pay
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Indefinitely if
- paid for

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  10  </u>	-Miles to nearest grocery	<u>  2  </u>
-Miles to nearest major airport	<u>  25  </u>	-Miles to Blue Ridge Mtns.	<u>  20  </u>
-Miles to nearest shopping mall	<u>  3  </u>	-Miles to Atlantic Ocean	<u> 300 </u>

COUNTRYSIDE MANOR  
706 Pelzer Highway  
P.O. Box 1423  
Easley, SC 29640  
(803) 859-0167  
Dee Hook, Administrator

Pickens County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 160
- 145 apartments & residential care unit
- % of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☒ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☒ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☒ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☒ assisted living plan
- ☐ medical center
- ☒ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☒ 24-hour front desk

Other:

- ☒ emergency telephone
- ☐ communications
- ☒ congregate meal plan
- ☒ neighborhood watch
- ☐ program
- ☒ handicapped accom.

- ☒ security patrol
- ☐ security gate
- ☒ transportation
- ☐ service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit
- ☐ donation required
- ☐ fee simple ownership
- ☒ maintenance fee
- ☒ rental agreements
- ☐ available
- ☐ income requirements
- ☒ age eligibility
- ☐ requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>  X  </u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?             | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>In writing upon request</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

Family must assume responsibility.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Family must assume

responsibility.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 60-90 days

**INTEREST POINTS:**

- |                                 |              |                            |              |
|---------------------------------|--------------|----------------------------|--------------|
| -Miles to nearest hospital      | <u>  4  </u> | -Miles to nearest grocery  | <u>  4  </u> |
| -Miles to nearest major airport | <u> 40 </u>  | -Miles to Blue Ridge Mtns. | <u> 75 </u>  |
| -Miles to nearest shopping mall | <u>  4 </u>  | -Miles to Atlantic Ocean   | <u> 250 </u> |

CHRISTOPHER TOWERS  
1805 Devine Street  
Columbia, SC 29201  
(803) 799-5876

Richland County

A.C. Yost, Property Manager in Charge

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 225
- 225 high rise & apartments
- 5% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☐ clubhouse
- ☐ fishing
- ☐ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☒ social director
- ☐ spa/hydrotherapy
- ☐ pool
- ☐ tennis
- ☐ visitor tours
- ☐ walking path
- ☐ woodworking shop

Health-Related:

- ☐ assisted living plan
- ☐ medical center
- ☐ nurse on staff
- ☐ nursing home on site
- ☐ nursing home privileges
- ☒ 24-hour front desk

Other:

- ☒ emergency telephone
- communications
- congregate meal plan
- neighborhood watch
- program
- handicapped accom.

- ☐ security patrol
- ☐ security gate
- ☐ transportation
- service
- homeowners' assoc.
- ☒ entrance fee/deposit
- donation required
- ☐ fee simple ownership
- ☐ maintenance fee
- ☒ rental agreements
- available
- ☒ income requirements
- ☒ age eligibility
- requirements

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u>    | <u>NO</u>     |
|--|---------------|---------------|
| 1. Is there a contractual agreement?   | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?  | <u>X</u>      | <u>      </u> |
| 3. Is the retirement community church related? Which denomination? _____   | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? _____        | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?  | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? _____                           |               |               |
| 7. What is the policy regarding residents who become insolvent? _____  |               |               |
|  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? _____             |               |               |
|  |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? _____ |               |               |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>1</u>	-Miles to nearest grocery	<u>.4</u>
-Miles to nearest major airport	<u>3</u>	-Miles to Blue Ridge Mtns.	<u>100</u>
-Miles to nearest shopping mall	<u>1</u>	-Miles to Atlantic Ocean	<u>160</u>

## Richland County

- Residential capacity: 69
- 69 villas
- 15% of residents from other states

\_\_security patrol  
 \_\_security gate  
 \_\_transportation  
 service  
 \_\_homeowners' assoc.  
 \_\_entrance fee/deposit  
 donation required  
 \_\_fee simple ownership  
 \_\_maintenance fee  
 \_\_rental agreements  
 available  
 X \_\_income requirements  
 X \_\_age eligibility  
 requirements

1. Is there a contractual agreement?	<u>X</u>	<u>    </u>
2. Is the retirement community government subsidized?	<u>X</u>	<u>    </u>
3. Is the retirement community church related? Which denomination? <u>                    </u>	<u>    </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>    </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>    </u>
6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>	<u>    </u>	<u>    </u>
7. What is the policy regarding residents who become insolvent?	<u>    </u>	<u>    </u>
<u>n/a</u>		
8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Lease ends on last day of stay or when family moves resident out for permanent placement.</u>		
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>3 months</u>		

-Miles to nearest hospital	<u>2</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>10</u>	-Miles to Blue Ridge Mtns.	<u>150</u>
-Miles to nearest shopping mall	1.3	-Miles to Atlantic Ocean	160



**FINLAY HOUSE**  
**2100 Blossom Street**  
**Columbia, S.C. 29205**  
**(803) 799-6524**  
**Carol Reis, Exec. Director**

**Richland County**

**TYPE OF FACILITY: RETIREMENT COMMUNITY**

- Residential capacity: 203
- 203 high rise
- % of residents from other states

**SERVICES AVAILABLE:**

**Recreation:**

- clubhouse
- fishing
- X garden plot
- golf on site
- greenhouse
- marina
- pool
- X social director
- spa/hydrotherapy
- pool
- tennis
- visitor tours
- walking path
- X woodworking shop

**Health-Related:**

- assisted living plan
- medical center
- nurse on staff
- nursing home on site
- nursing home privileges
- X 24-hour front desk

**Other:**

- X emergency telephone
- communications
- X congregate meal plan
- neighborhood watch
- program
- handicapped accom.

- security patrol
- security gate
- X transportation
- service
- homeowners' assoc.
- entrance fee/deposit
- donation required
- fee simple ownership
- maintenance fee
- rental agreements
- available
- X income requirements
- X age eligibility
- requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. Is there a contractual agreement?  | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?   | <u>X</u>   | <u>  </u> |
| 3. Is the retirement community church related? Which denomination? <u>Episcopal</u>   | <u>X</u>   | <u>  </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                           | <u>X</u>   | <u>  </u> |
| 5. Is the refund method outlined in contract?   | <u>  </u>  | <u>X</u>  |
| 6. How is information on the financial soundness of the community shared with residents? <u>Annual Meeting</u>                        | <u>  </u>  | <u>  </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>  </u>  | <u>  </u> |
| <u>No policy</u>  |            |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Payment of monthly rent</u> | <u>  </u>  | <u>  </u> |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>3 months</u>    | <u>  </u>  | <u>  </u> |

**INTEREST POINTS:**

- |                                 |          |                            |            |
|---------------------------------|----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>2</u> | -Miles to nearest grocery  | <u>1/4</u> |
| -Miles to nearest major airport | <u>6</u> | -Miles to Blue Ridge Mtns. | <u>250</u> |
| -Miles to nearest shopping mall | <u>2</u> | -Miles to Atlantic Ocean   | <u>100</u> |

THE LOWMAN HOME  
Lowman Home Barn Road  
P.O. Box 444  
White Rock, SC 29177  
(803) 732-3000

Richland County

Mrs. Louetta A. Slice, N.H.A., Exec. Vice President

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 34
- 25 detached houses & duplexes
- 10% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>X</u> security patrol
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>X</u> nurse on staff	<u>X</u> transportation
<u>golf on site</u>	<u>X</u> nursing home on site	service
<u>X</u> greenhouse	<u>X</u> nursing home privileges	<u>homeowners' assoc.</u>
<u>marina</u>	<u>X</u> 24-hour front desk	<u>entrance fee/deposit</u>
<u>pool</u>		donation required
<u>social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>emergency telephone</u>	<u>X</u> maintenance fee
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>congregate meal plan</u>	available
<u>visitor tours</u>	<u>neighborhood watch</u>	<u>income requirements</u>
<u>walking path</u>	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>handicapped accom.</u>	requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination? <u>Lutheran</u>  | <u>X</u>      | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge? <u>      </u> | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>                       | <u>      </u> | <u>      </u> |
| 7. What is the policy regarding residents who become insolvent?   | <u>      </u> | <u>      </u> |

Residents are asked to pay the full fee for care as long as possible, then arrangements are made to received subsidized care.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Same as above
9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Until resident or family member releases unit.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>19</u>	-Miles to nearest grocery	<u>4</u>
-Miles to nearest major airport	<u>20</u>	-Miles to Blue Ridge Mtns.	<u>100</u>
-Miles to nearest shopping mall	<u>7</u>	-Miles to Atlantic Ocean	<u>100</u>

**REGENESIS**  
**Pineland & Greenfield Roads**  
**3025A McNaughton Road**  
**Columbia, SC 29223**  
**(803) 699-4000**  
**Timothy W. O'Leary**

**Richland County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 400
- 106 villas in Phase I
- % of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>  </u> clubhouse	<u>X</u> assisted living plan	<u>  </u> security patrol
<u>  </u> fishing	<u>X</u> medical center	<u>  </u> security gate
<u>  </u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>X</u> golf	<u>X</u> nursing home on site	<u>  </u> service
<u>  </u> greenhouse	<u>X</u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>X</u> pool		<u>  </u> donation required
<u>X</u> social director	<u>Other:</u>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>  </u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>X</u> rental agreements
<u>X</u> tennis	<u>X</u> congregate meal plan	<u>  </u> available
<u>  </u> visitor tours	<u>X</u> neighborhood watch	<u>X</u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>  </u> age eligibility
<u>  </u> woodworking shop	<u>X</u> handicapped accom.	<u>  </u> requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. Is there a contractual agreement?  | <u>X</u>   | <u>  </u> |
| 2. Is the retirement community government subsidized?   | <u>n/a</u> | <u>  </u> |
| 3. Is the retirement community church related? Which denomination?  | <u>  </u>  | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?     | <u>X</u>   | <u>  </u> |
| 5. Is the refund method outlined in contract?   | <u>n/a</u> | <u>  </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Bank references</u> |            |           |
| 7. What is the policy regarding residents who become insolvent?   |            |           |

Residents must be maximum Social Security to qualify so insolvency is not a problem.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Lessee is responsible only

for one month.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? See above. Many or temporary nursing home stays are included in our insurance program.

**INTEREST POINTS:**

-Miles to nearest hospital	<u>7</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>16</u>	-Miles to Blue Ridge Mtns.	<u>  </u>
-Miles to nearest shopping mall	<u>2</u>	-Miles to Atlantic Ocean	<u>  </u>

WOODS EDGE APARTMENTS  
109 Hill Pine Road  
Columbia, S.C. 29212  
(803) 781-9065  
Carolyn Fryslie, Manager

Richland County

TYPE OF FACILITY: RETIREMENT COMMUNITY

- Residential capacity: 130-150
- 130 high rise
- 25% of residents from other states

SERVICES AVAILABLE:

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>security patrol</u>
<u>X</u> fishing	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>nurse on staff</u>	<u>transportation</u>
<u>golf on site</u>	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>24-hour front desk</u>	<u>X</u> entrance fee/deposit
<u>X</u> pool		<u>donation required</u>
<u>social director</u>	<u>Other:</u>	<u>fee simple ownership</u>
<u>X</u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>X</u> rental agreements
<u>X</u> tennis	<u>congregate meal plan</u>	<u>available</u>
<u>visitor tours</u>	<u>neighborhood watch</u>	<u>X</u> income requirements
<u>X</u> walking path	<u>program</u>	<u>X</u> age eligibility
<u>woodworking shop</u>	<u>X</u> handicapped accom.	<u>requirements</u>

CONTRACTUAL INFORMATION:

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	<u>      </u>
2. Is the retirement community government subsidized?	<u>X</u>	<u>      </u>
3. Is the retirement community church related? Which denomination?	<u>      </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u>      </u>
5. Is the refund method outlined in contract?	<u>X</u>	<u>      </u>
6. How is information on the financial soundness of the community shared with residents? <u>n/a</u>	<u>      </u>	<u>      </u>
7. What is the policy regarding residents who become insolvent?	<u>      </u>	<u>      </u>

With Seniors - we usually have no problems - if we do we contact relatives.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Resident must sign 30 day

notice in order to get return of security deposit.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? 90 days

INTEREST POINTS:

-Miles to nearest hospital	<u>2</u>	-Miles to nearest grocery	<u>.5</u>
-Miles to nearest major airport	<u>10</u>	-Miles to Blue Ridge Mtns.	<u>150</u>
-Miles to nearest shopping mall	<u>.5</u>	-Miles to Atlantic Ocean	<u>200</u>

**HERITAGE COURT**  
**425 S. Church Street**  
**Spartanburg, S.C. 29301**  
**(803) 585-8595**  
**Hardwick S./Elaine R. Hatcher, Manager**

**Spartanburg County**

**TYPE OF FACILITY:** RETIREMENT COMMUNITY

- Residential capacity: 149
- 149 high rise
- 80% of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>clubhouse</u>	<u>assisted living plan</u>	<u>security patrol</u>
<u>fishing</u>	<u>medical center</u>	<u>security gate</u>
<u>garden plot</u>	<u>nurse on staff</u>	<u>transportation</u>
<u>golf on site</u>	<u>nursing home on site</u>	<u>service</u>
<u>greenhouse</u>	<u>nursing home privileges</u>	<u>homeowners' assoc.</u>
<u>marina</u>	<u>24-hour front desk</u>	<u>X entrance fee/deposit</u>
<u>pool</u>		<u>donation required</u>
<u>social director</u>	<b>Other:</b>	<u>fee simple ownership</u>
<u>spa/hydrotherapy</u>	<u>emergency telephone</u>	<u>maintenance fee</u>
<u>pool</u>	<u>communications</u>	<u>rental agreements</u>
<u>tennis</u>	<u>congregate meal plan</u>	<u>available</u>
<u>visitor tours</u>	<u>X neighborhood watch</u>	<u>X income requirements</u>
<u>walking path</u>	<u>program</u>	<u>X age eligibility</u>
<u>woodworking shop</u>	<u>X handicapped accom.</u>	<u>requirements</u>

**CONTRACTUAL INFORMATION:**

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Is there a contractual agreement?   | <u>X</u>   |           |
| 2. Is the retirement community government subsidized?  | <u>X</u>   |           |
| 3. Is the retirement community church related? Which denomination?   |            | <u>X</u>  |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                                  | <u>X</u>   |           |
| 5. Is the refund method outlined in contract?  | <u>X</u>   |           |
| 6. How is information on the financial soundness of the community shared with residents? <u>N/A</u>  |            |           |
| 7. What is the policy regarding residents who become insolvent?  |            |           |
| <u>N/A</u>   |            |           |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Only responsible for one place</u> |            |           |
| <u>or residence - must vacate apartment.</u>   |            |           |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>According to</u>       |            |           |
| <u>temporary status and whether or not resident can maintain</u>   |            |           |
| <u>independent lifestyle.</u>  |            |           |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>4</u>	-Miles to nearest grocery	<u>1</u>
-Miles to nearest major airport	<u>18</u>	-Miles to Blue Ridge Mtns.	<u>50</u>
-Miles to nearest shopping mall	<u>4</u>	-Miles to Atlantic Ocean	<u>200</u>

SKYLYN PLACE  
1705 Skylyn Dr.  
Spartanburg, S.C. 29302  
(803) 582-6838

Spartanburg County

Ms. Freddie Jones, Marketing Director

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 240
- 240 apartments
- 35% of residents from other states

**SERVICES AVAILABLE:**

<u>Recreation:</u>	<u>Health-Related:</u>	
<u>X</u> clubhouse	<u>assisted living plan</u>	<u>X</u> security patrol
<u> </u> fishing	<u>X</u> medical center	<u>X</u> security gate
<u> </u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u> </u> golf on site	<u>X</u> nursing home on site	<u> </u> service
<u> </u> greenhouse	<u>X</u> nursing home privileges	<u> </u> homeowners' assoc.
<u> </u> marina	<u>X</u> 24-hour front desk	<u> </u> entrance fee/deposit
<u> </u> pool		<u> </u> donation required
<u>X</u> social director	<u>Other:</u>	<u> </u> fee simple ownership
<u> </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u> </u> maintenance fee
<u> </u> pool	<u> </u> communications	<u>X</u> rental agreements
<u> </u> tennis	<u>X</u> congregate meal plan	<u> </u> available
<u>X</u> visitor tours	<u>X</u> neighborhood watch	<u> </u> income requirements
<u>X</u> walking path	<u> </u> program	<u>X</u> age eligibility
<u> </u> woodworking shop	<u>X</u> handicapped accom.	<u> </u> requirements

**CONTRACTUAL INFORMATION:**

	<u>YES</u>	<u>NO</u>
1. Is there a contractual agreement?	<u>X</u>	<u> </u>
2. Is the retirement community government subsidized?	<u> </u>	<u>X</u>
3. Is the retirement community church related? Which denomination?	<u> </u>	<u>X</u>
4. Does the contract specify services included in the monthly charge and those requiring additional charge?	<u>X</u>	<u> </u>
5. Is the refund method outlined in contract?	<u> </u>	<u>X</u>
6. How is information on the financial soundness of the community shared with residents? <u>As requested</u>	<u> </u>	<u> </u>
7. What is the policy regarding residents who become insolvent?	<u> </u>	<u> </u>

Dealt with on an individual basis

- 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? Depends on extent of stay
- 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? As long as needed

**INTEREST POINTS:**

-Miles to nearest hospital	<u>.2</u>	-Miles to nearest grocery	<u>2</u>
-Miles to nearest major airport	<u>15</u>	-Miles to Blue Ridge Mtns.	<u>45</u>
-Miles to nearest shopping mall	<u>2</u>	-Miles to Atlantic Ocean	<u>175</u>

**WHITE OAK ESTATES**  
**400 Webber Road**  
**Spartanburg, SC 29302**  
**(803) 579-7004**  
**Carol Tesh, Acting Administrator**

**Spartanburg County**

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 156
- 78 apartments (ground level)
- 20% of residents from other states

**SERVICES AVAILABLE:**

Recreation:

- ☒ clubhouse
- ☐ fishing
- ☒ garden plot
- ☐ golf on site
- ☐ greenhouse
- ☐ marina
- ☐ pool
- ☒ social director
- ☒ spa/hydrotherapy pool
- ☐ tennis
- ☒ visitor tours
- ☒ walking path
- ☐ woodworking shop

Health-Related:

- ☒ assisted living plan
- ☒ medical center
- ☐ nurse on staff
- ☒ nursing home on site
- ☒ nursing home privileges
- ☐ 24-hour front desk

Other:

- ☒ emergency telephone communications
- ☒ congregate meal plan
- ☒ neighborhood watch program
- ☒ handicapped accom.

- ☒ security patrol
- ☐ security gate
- ☒ transportation service
- ☐ homeowners' assoc.
- ☒ entrance fee/deposit donation required
- ☒ fee simple ownership
- ☒ maintenance fee
- ☒ rental agreements available
- ☐ income requirements
- ☒ age eligibility requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>X</u>      | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>X</u>      |
| 3. Is the retirement community church related? Which denomination?  | <u>      </u> | <u>X</u>      |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?                 | <u>X</u>      | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>X</u>      | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>Audited financial statement</u> |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |

N/A - It has never occurred. Apartment agreement covers past due and non-payment policies.

8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? 100% except 10 free days

during calendar year.

9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? Advice of doctor

to 90 days

**INTEREST POINTS:**

- |                                 |           |                            |            |
|---------------------------------|-----------|----------------------------|------------|
| -Miles to nearest hospital      | <u>3</u>  | -Miles to nearest grocery  | <u>1</u>   |
| -Miles to nearest major airport | <u>20</u> | -Miles to Blue Ridge Mtns. | <u>30</u>  |
| -Miles to nearest shopping mall | <u>1</u>  | -Miles to Atlantic Ocean   | <u>160</u> |

**WESTMINSTER TOWERS**  
**1330 India Hook Road**  
**Rock Hill, S.C. 29730**  
**(803) 327-2344**  
**Paul L. Majors, Exec. Director**

York County

**TYPE OF FACILITY:** RETIREMENT & CONTINUING CARE COMMUNITY

- Residential capacity: 300
- 164 high rise
- 5% of residents from other states

**SERVICES AVAILABLE:**

<b>Recreation:</b>	<b>Health-Related:</b>	
<u>X</u> clubhouse	<u>X</u> assisted living plan	<u>X</u> security patrol
<u>  </u> fishing	<u>  </u> medical center	<u>X</u> security gate
<u>  </u> garden plot	<u>X</u> nurse on staff	<u>X</u> transportation
<u>  </u> golf on site	<u>X</u> nursing home on site	service
<u>  </u> greenhouse	<u>  </u> nursing home privileges	<u>  </u> homeowners' assoc.
<u>  </u> marina	<u>X</u> 24-hour front desk	<u>X</u> entrance fee/deposit
<u>X</u> pool (Indoor)		donation required
<u>X</u> social director	<b>Other:</b>	<u>  </u> fee simple ownership
<u>  </u> spa/hydrotherapy	<u>X</u> emergency telephone	<u>X</u> maintenance fee
<u>  </u> pool	<u>  </u> communications	<u>  </u> rental agreements
<u>  </u> tennis	<u>X</u> congregate meal plan	available
<u>X</u> visitor tours	<u>  </u> neighborhood watch	<u>X</u> income requirements
<u>X</u> walking path	<u>  </u> program	<u>X</u> age eligibility
<u>X</u> woodworking shop	<u>X</u> handicapped accom.	requirements

**CONTRACTUAL INFORMATION:**

- |   | <u>YES</u>    | <u>NO</u>     |
|---|---------------|---------------|
| 1. Is there a contractual agreement?  | <u>  X  </u>  | <u>      </u> |
| 2. Is the retirement community government subsidized?   | <u>      </u> | <u>  X  </u>  |
| 3. Is the retirement community church related? Which denomination? <u>Presbyterian (open)</u>   | <u>  X  </u>  | <u>      </u> |
| 4. Does the contract specify services included in the monthly charge and those requiring additional charge?   | <u>  X  </u>  | <u>      </u> |
| 5. Is the refund method outlined in contract?   | <u>  X  </u>  | <u>      </u> |
| 6. How is information on the financial soundness of the community shared with residents? <u>It will be given once we open to the resident council for review &amp; dissemination to other residents.</u>      |               |               |
| 7. What is the policy regarding residents who become insolvent?   |               |               |
| <u>We will attempt to keep resident in-house through endowments.</u>  |               |               |
| 8. What is the resident's financial responsibility should he/she be transferred to a nursing facility? <u>Pay fees associated with</u>  |               |               |
| <u>nursing facility - we will put their independent unit back on market if appropriate.</u>   |               |               |
| 9. What is the length of time the living unit will be maintained in the event of temporary nursing home placement? <u>Until the attending physician decides the resident is unable to live independently.</u> |               |               |

**INTEREST POINTS:**

-Miles to nearest hospital	<u>  2  </u>	-Miles to nearest grocery	<u>  .5  </u>
-Miles to nearest major airport	<u> 20 </u>	-Miles to Blue Ridge Mtns.	<u>      </u>
-Miles to nearest shopping mall	<u>  .5 </u>	-Miles to Atlantic Ocean	<u>      </u>